

# FOR LEASE

## OFFICE SPACE

### 2250 BOUNDARY ROAD, BURNABY, BC



**LOCATION:** The building is located on the southeast corner of Lougheed Highway and Boundary Road on the Burnaby / Vancouver border. It is the geographical centre of Greater Vancouver providing for unsurpassed level of accessibility to Vancouver's key business locations.

- Walking distance to the Gilmore Skytrain station
- Direct access to the Trans Canada Highway and Lougheed Highway
- Adjacent to hotel
- Four (4) restaurants within walking distance

**ZONING:** M-5: allowing for flexible uses including office and laboratory

**FEATURES:**

- Newly renovated
- Private offices
- Open work areas
- Boardrooms
- Lab areas
- Lunchrooms
- Fully air-conditioned

**PARKING:** Excellent random parking available at \$60.00 per month per stall plus applicable taxes

UNIT	RENTABLE SQ. FT.	USEABLE SQ. FT.	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OP COSTS & PROPERTY TAXES PER SQ. FT. PLUS GST	OP COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST	AVAILABLE
#216	4,858	3,672	\$19.00	\$7,691.83	\$19.32*	\$7,821.38*	\$15,513.21	Jan 1, 2025

\* Including Heat & Light

For Further Information, Please Contact:

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