



FOR LEASE
UNDERHILL BUSINESS CENTRE
#108 - 3011 UNDERHILL AVENUE, BURNABY, B.C.



The Location: Underhill Business Centre located in Lake City Industrial Park is widely considered the Lower Mainland's most central business address. With direct access onto Trans Canada and Lougheed Highways, this property enjoys excellent access to all of Greater Vancouver's business destinations.

The Building: Designed to meet the stringent requirements of businesses who demanded efficient and effective utilization of their space.

Features:

<u>MAIN FLOOR WAREHOUSE</u>	<u>SECOND FLOOR OFFICE</u>
* 19' ceiling heights	* Two nicely finished private offices
* Rear grade level loading	* Nice views facing North to the mountains
* 3 phase power (100 amp)	* Opening windows
* Alarm system installed	* Skylight
* Security bars in windows	* New carpet
* Window blinds	* T-bar ceiling & fluorescent lighting
	* Window blinds

Zoning: M-3

Area:

Main Floor Warehouse	1,058 sq. ft.
Second Floor Office	619 sq. ft.
Total:	1,677 sq. ft.

Lease Rate: \$9.50 per sq. ft. plus H.S.T. or \$1,327.62 per month plus H.S.T.

Operating Costs & Taxes: \$3.74 per sq. ft. or \$522.66 per month

Available: September 1, 2010

For Further Information, Please Contact:
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