



## FOR LEASE

**5162 STILL CREEK AVENUE, BURNABY, B.C.**

**CENTER OF THE LOWER MAINLAND**



**LOCATION:** The building is located in the heart of The Still Creek industrial district of North Burnaby. Primely situated between the Trans-Canada and Lougheed Highways, this property enjoys efficient access to all market areas in the Lower Mainland.

**ZONING:** M-2 Industrial allowing a wide range of industrial and service users.

<b>BUILDING AREA:</b>	Office	500 sq. ft.
	Warehouse	<u>2,277 sq. ft.</u>
	<b>TOTAL</b>	<b>2,777 sq. ft.</b>

### **BUILDING FEATURES:**

- |   |                               |
|---|-------------------------------|
| * Open area office.                     | * 3 phase electrical service. |
| * Concrete block construction.          | * 3 parking stalls            |
| * 18' clear ceiling height.             | * 2 washrooms                 |
| * 14' x 12' grade level loading access. | * Second floor office         |

**NET LEASE RATE:** \$9.25 per square foot per annum (or) \$2,140.60 per month, plus GST

### **OPERATING**

**COSTS & TAXES:** \$3.51 per sq. ft. or \$813.00 per month plus G.S.T. (includes management fee)

**AVAILABLE:** Immediately

**FOR MORE INFORMATION PLEASE CONTACT  
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