



**FOR LEASE**  
**A9 - 5279 Still Creek Avenue, Burnaby, B.C.**



**THE LOCATION:** The subject property is situated in the Still Creek Industrial Area of North Burnaby, primarily located between the Trans Canada and the Lougheed Highways. This is primarily a Light Industrial Office Warehouse area, which enjoys quick and easy access to all points in the Lower Mainland.

**AREA:**

Main Floor Showroom:	1,000 sq. ft.
Second Floor Office:	1,004 sq. ft.
Main Floor Warehouse:	<u>2,232 sq. ft.</u>
<b>Total:</b>	<b>4,236 sq. ft.</b>

**BUILDING  
FEATURES:**

- \*Second floor office with Air Conditioning
- \*Dock level loading
- \*20' clear ceiling heights in warehouse
- \*Coffee bar and sink
- \*One (1) washroom

**PARKING:** Six (6) Stalls: #47, 48, 49, 50, 51, 52

**ZONING:** M-2: Light Industrial, allowing for light manufacturing, assembly, warehousing, wholesale and office.

**OPERATING  
COSTS & TAXES:** \$4.28 per sq. ft. or \$1,510.84 per month.

**LEASE RATE:** \$8.75 per sq. ft. plus H.S.T. or \$3,088.75 per month plus H.S.T.

**FOR MORE INFORMATION, PLEASE CALL**  
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