

HQ

Commercial

FOR LEASE

# HIGH EXPOSURE OFFICE/RETAIL SPACE

UNIT A, 3981 KINGSWAY  
BURNABY BC



## LOCATION

The subject property on Kingsway, walking distance to Patterson Skytrain Station, between Inman and Jersey Avenue in the Metrotown/Central Park area of Burnaby. This space is high exposure with large traffic and pedestrian volume.

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# FOR LEASE

# UNIT A, 3981 KINGSWAY, BURNABY BC

## OPPORTUNITY

To lease 1,145 square feet of office/retail space on the high exposure Kingsway Corridor.

## UNIT FEATURES

- 1,145 SQ FT unit
- Private washroom
- Bar sink /coffee counter
- Two private offices with open floor concept
- Lots of windows for natural light that open for fresh air
- Space has its own air conditioning and heat controls
- Illuminated signage can be installed (prewired)
- Bus stop directly outside of the building
- Mailbox directly outside
- Mailman delivers directly to the space
- Secured parking available (1 stall)
- Free visitors parking (max 30 minute)
- Building is 4 years old

## OTHER BUSINESSES IN THE BUILDING

- Chiropractor
- Naturalpath
- Registered massage
- Denturist
- Marketing firm
- Accountant

## NET RENT

\$22.00 per square feet per annum

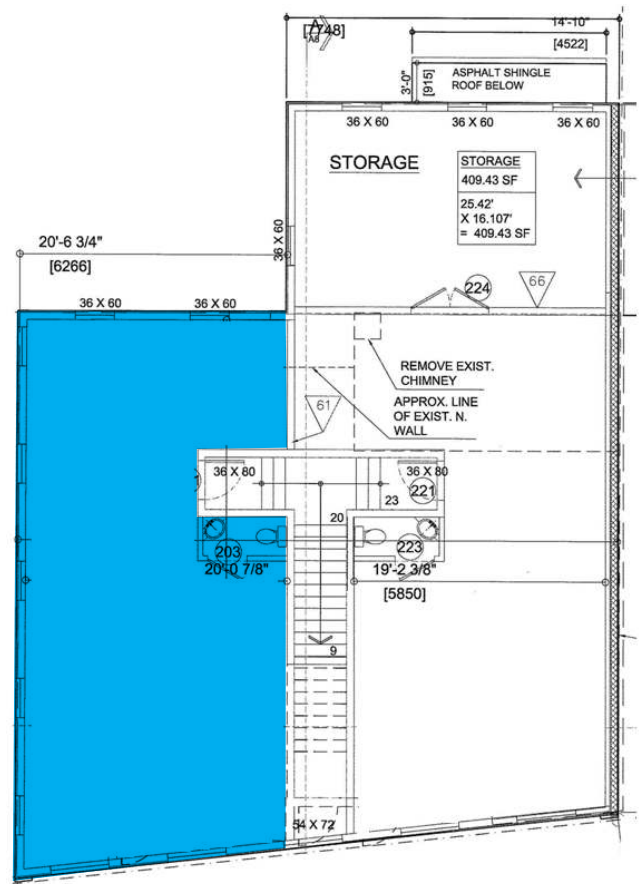
## ADDITIONAL RENT

\$8.05 per square feet per annum

## AVAILABILITY

Available December 1st, 2016

Showings can be arranged with advanced notice to tenant



\* For illustration purposes only. Interior layout has since changed

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