

# FOR LEASE

## 3112 BOUNDARY ROAD

BURNABY, BRITISH COLUMBIA

## WELL PRICED SECOND FLOOR OFFICE WITH VIEWS



### OPPORTUNITY

To lease an exposure second floor office in the heart of Metro Vancouver. This office features tremendous views to the North Shore mountains and west to Vancouver. The central location of this office provides ease of access to and from any location in the metro region.

HQ

Commercial

SCOTT SMITH

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Vancouver BC V6H 3V9

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### LOCATION

The subject property is located on the Burnaby Vancouver border near the intersection of Grandview Highway and Boundary Road.

### FEATURES

- 4 large offices
- Large executive style boardroom with floor to ceiling views of the North Shore
- Large open plan office area
- Kitchen
- 456 SF outside deck
- Ample parking behind building
  
- Street parking in the front



### SIZE

2,148 SF

### ZONING

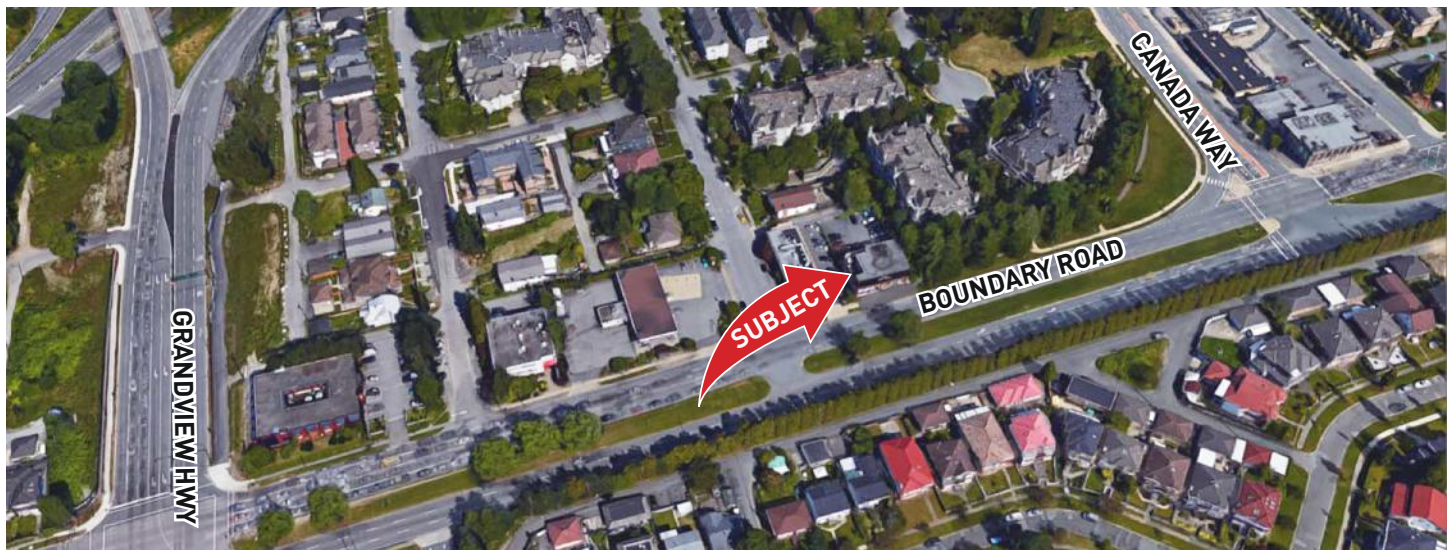
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### BASIC RENT

\$12.00 PSF

### ADDITIONAL RENT

\$9.60 PSF



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