

HQ

Commercial

FOR LEASE

WELL PRICED OFFICE WITH STORAGE

**3112 BOUNDARY ROAD
BURNABY**



OPPORTUNITY

To lease an exposure ground floor office with storage in the heart of Metro Vancouver. This office/storage unit boasts a prime location, offering seamless access from a dedicated back parking area. With its strategic placement, this facility provides unparalleled ease of access to and from any destination within the metro region.

Nestled near the intersection of Grandview Highway and Boundary Road, on the Burnaby-Vancouver border, this property enjoys an enviable position. Its central locale ensures superb connectivity to key areas, making it an ideal choice for businesses seeking prime accessibility to the North Shore and Greater Vancouver.



SUMMARY

OFFICE STORAGE	1,700 SF <u>1,005 SF</u> 2,705 SF
LOT	5,250 SF APPROX.
PID	000-815-888
ZONING	CD - COMPREHENSIVE DEVELOPMENT
BASIC RENT	\$12.00 PSF
ADDITIONAL RENT	\$10.36 PSF

BUILDING HIGHLIGHTS

— Central located with excellent street parking in the front

— Kitchen

— Ample parking behind building & along Boundry

— Transit stop outside

— Open plan office area

— Signage opportunity

— 3 large offices

HQ Commercial

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