Commercial

## FOR LEASE WELL PRICED OFFICE WITH STORAGE





## 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.

HQ







## **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 Scott Smith 604 788 4600 scott.smith@hqcommercial.ca HQ Commercial 1330 Granville Street Vancouver BC V6Z 1M7 604 899 1122 604 608 4819 hqcommercial.ca

\* Personal Real Estate Corporation This document/email has been prepared by HQ Commercial for advertising and general information only. HQ Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HQ Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HQ Commercial and /or its licensor(s). © 2022 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.