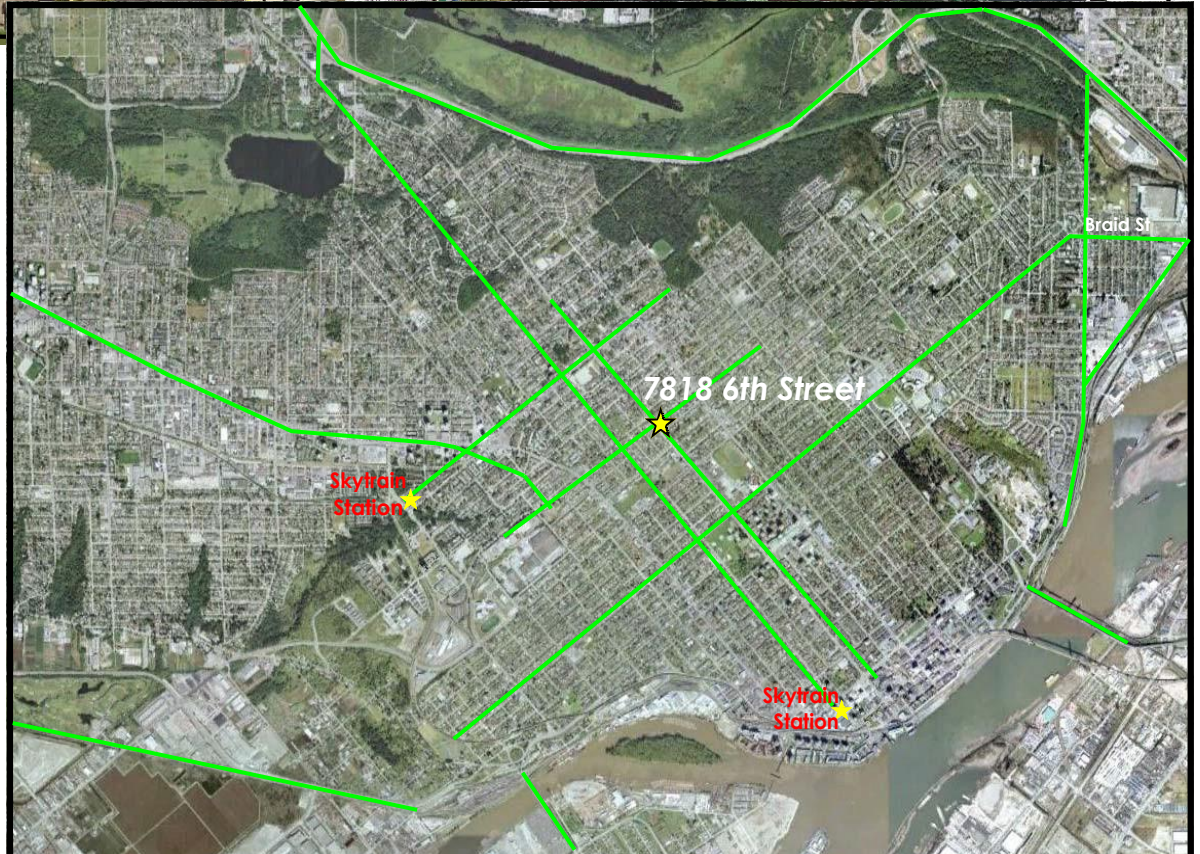
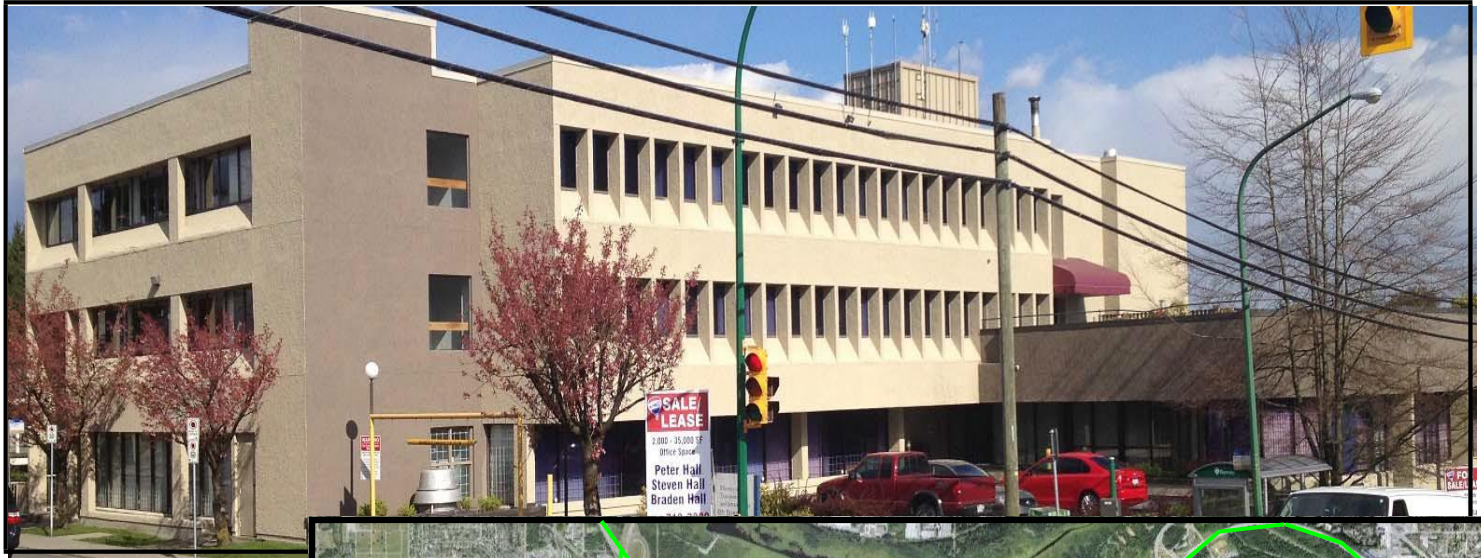




FOR LEASE
2,208 – 3,523 SQ. FT. OFFICE
7818 6TH STREET, BURNABY, BC



[For Further Information Please Contact:](#)

PETER HALL PREC* / STEVE HALL / BRADEN HALL - RE/MAX CREST

***Personal Real Estate Corporation**

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307

E-Mail: peter@davieshall.ca * steve@davieshall.ca * braden@davieshall.ca

Website: www.davieshall.ca

7818 6th Street, Burnaby, BC

LOCATION: The subject property is centrally located on the South East corner of 6th Street and 12th Avenue in the Second Street neighborhood of Burnaby. Tenants in the building can access many different municipalities, using such main arterial routes as Edmonds Street, Canada Way, 8th Avenue, Marine Way and the Trans-Canada Highway. Convenient public transportation is also available via the bus stops directly in front of the building, the Edmonds Street Sky Train station and the New Westminster Sky Train station which are both located less than 5 minutes away.

ZONING: C-2

AVAILABLE:	Unit	Useable sq. ft.	Rentable sq. ft.
	#301	1,980 sq. ft.	2,377 sq. ft.
	#303	1,840 sq. ft.	2,208 sq. ft.
	#304	2,942 sq. ft.	3,523.33 sq. ft.

FEATURES:

- Excellent glazing providing an abundance of natural light
- Common area lobby with elevator access
- HVAC system throughout
- Male and Female washrooms on each floor
- Private offices
- Updated T-bar and lighting systems
- Coffee bar and sink

PARKING: Approximately three (3) stalls per 1,000 sq. ft. at \$40.00 per month per stall

LEASE RATE: \$14.50 per sq. ft. plus GST (or) \$4,256.96 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: Budgeted at \$9.00 per sq. ft. plus GST (approximately) including utilities

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