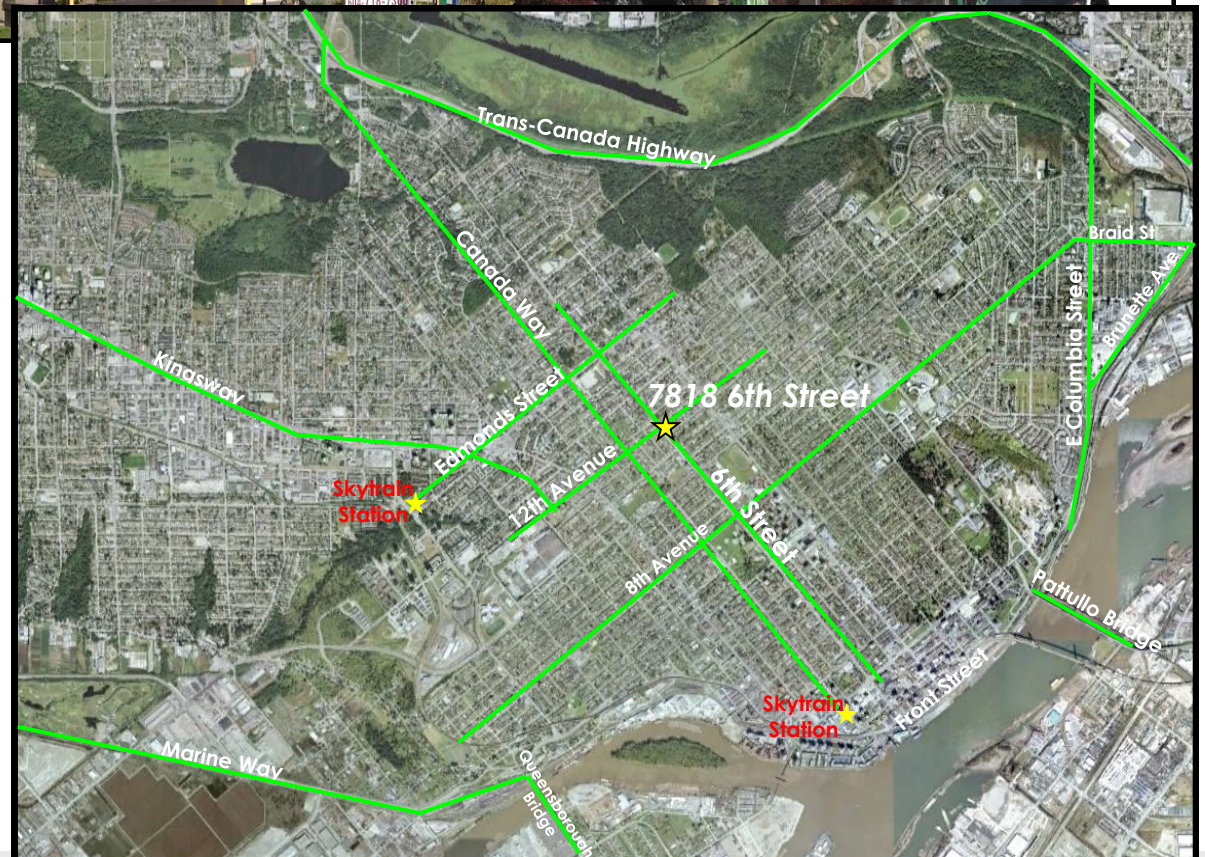




FOR LEASE

1,200 - 3,500 SQ. FT. OFFICE

7818 6th Street, Burnaby, B.C.



For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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

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

Website: www.davieshall.ca

7818 6th Street Burnaby, B.C.

Location: The subject property is centrally located on the South East corner of 6th Street and 12th Avenue in the Second Street neighbourhood 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.

Available:	<u>UNIT</u>	<u>USEABLE SQ. FT.</u>	<u>RENTABLE SQ. FT.</u>
	#303	1,840 sq. ft.	2,208 sq. ft.

Features:

- Excellent glazing providing an abundance of natural light
- Common area lobby with elevator access to all floors
- HVAC system throughout
- Male and Female washrooms on each floor
- Coffee bars and sinks can be installed in individual demised areas.

Zoning: C-2

Parking: Approximately three (3) stalls per 1,000 sq. ft. at \$35.00 per month per stall.

Operating Costs

& Property Taxes: Budgeted at \$9.00 per sq. ft. plus GST (approx.) including utilities

Lease Rate: \$15.00 per sq. ft. plus GST

[For Further Information, Please Contact:](#)

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

**Personal Real Estate Corporation*

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

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

Website: www.davieshall.ca