

3430



FOR SUBLEASE

Suite 203A – 3430 Brighton Ave, Burnaby, BC
Recently Renovated North Burnaby Office

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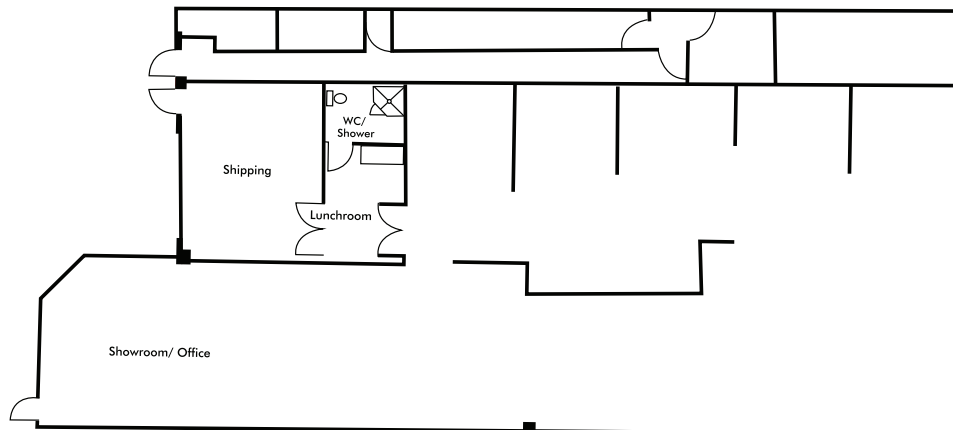
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CBRE

PROPERTY DETAILS

Suite	203A
Available Area	4,670 SF
Sublease Rate	\$14.50 per SF
Op. Costs	\$5.62 per SF (plus 5% basic rent management fee)
Sublease Term	December 30, 2021
Availability	October 2019
Parking	Free Parking
Zoning	(Light Industrial) allowing a wide variety of industrial, service, office and commercial uses.

FLOOR PLAN



PREMISE FEATURES

- Move-in Condition
- Easy Access to Trans-Canada Highway
- Across from Production SkyTrain Station
- Ample Parking
- Recently Renovated
- Reception
- 2 Meeting Rooms
- Open work areas
- Kitchen
- Lab or storage areas
- Storage area Grade Level Loading Bay
- 18' Clear High Ceilings



THE LOCATION

Desirably located in North Burnaby near Burnaby Mountain, Simon Fraser University, and Lougheed Town Centre. This location benefits from unparalleled access to all areas of Metro Vancouver through multiple arterial routes such as Trans-Canada Highway, Lougheed Highway, and North Road. Production Way SkyTrain station is located directly across the street providing immediate rapid transit access. As well, numerous running and walking trails are accessible through beautiful Burnaby Lake Regional Park.



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