

FOR SUBLEASE | OFFICE
#200B - 7152 CURRAGH AVENUE
BURNABY, BC



- ▶ 1,463 SF Second Floor Office
- ▶ Private Entrance
- ▶ Close to Rapid Transit (Royal Oak Station)

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Location

The subject property is located in the Kingsway/Beresford Industrial District, just east of Metrotown in South Burnaby. This location offers excellent access to all points of the Lower Mainland.

Features

- ▶ Excellent glazing for natural light in office
- ▶ Property is fenced and gated
- ▶ Open plan office area
- ▶ One washroom with shower
- ▶ Air conditioning
- ▶ Baseboard heating
- ▶ Hardwood floors
- ▶ Kitchenette
- ▶ 3 phase power
- ▶ One (1) parking stall

Available Space

1,463 SF second floor office

Zoning

M-4 – permitting a wide range of wholesale, automotive, manufacturing and service related uses.

Sublease Rate

\$16.50 PSF

Taxes & Operating Costs

\$8.23 PSF (2023 estimate)

Monthly Rent

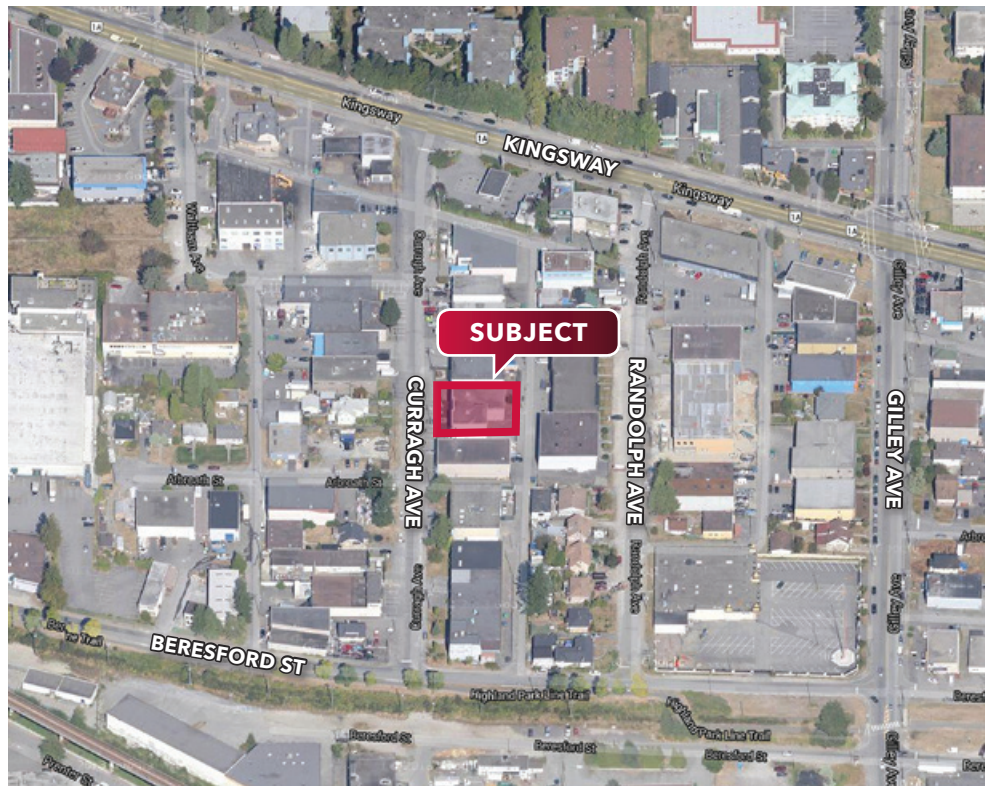
\$3,015 per month plus GST and share of utilities

Availability

Contact agents

Sublease Expiry

April 30, 2025



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