## FOR LEASE | OFFICE 7962A WINSTON STREET BURNABY, BC





- ▶ 1,200 SF Second Floor Office
- Central North Burnaby Location
- Newly Renovated, Move-In Ready Unit

#### Steve Caldwell

Personal Real Estate Corporation D 604.895.2224 C 604.809.3122 steve.caldwell@lee-associates.com

#### **Chris McIntyre**

Personal Real Estate Corporation D 604.630.3392 C 604.889.0699 chris.mcintyre@lee-associates.com

f У in 🎯

# FOR LEASE | OFFICE 7962A WINSTON STREET BURNABY, BC







Available Area 1,200 SF second floor office

**Zoning** M-5 (Light Industrial)

Basic Rent \$18.00 PSF NNN

Additional Rent \$7.00 PSF

**Total Monthly Rent** \$2,500.00 per month plus GST and utilities

Availability Immediate

Steve Caldwell Personal Real Estate Corporation D 604.895.2224 C 604.809.3122 steve.caldwell@lee-associates.com

### Location

The property is located on the south side of Winston Street, midway between Sperling Avenue and Cariboo Road. This location offers quick access to the Lougheed and Trans-Canada Highways.

### Features

- Newly renovated second floor office unit
- New laminate hardwood flooring & painted walls
- 4 private offices & central open plan area
- New kitchen sink area
- New bathroom (sink & toilet)
- Ample natural light
- Sprinklered
- Central location with access to transit



Chris McIntyre Personal Real Estate Corporation D 604.630.3392 C 604.889.0699 chris.mcintyre@lee-associates.com

© 2025 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 416. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

