



# Professional Office Space

4126 Norland Avenue, Burnaby, BC



FOR MORE INFORMATION PLEASE CONTACT:

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## Location

This five storey brick building is located on Norland Avenue between Canada Way and Highway 1 in Burnaby. The building provides convenient access to Highway 1 via the Sprott Street exit eastbound and the Kensington on-ramp westbound. The property is close to Burnaby City Hall, Deer Lake Park, HWY 1 as well as accessible via SkyTrain and bus connection on Canada Way.

## Building Feature:

- A-class tenants
- High security building
- Access control system
- CCTV cameras
- Secured underground parking
- Strategically located - easy access to Hwy 1 & Canada Way
- Updated washrooms with showers
- Minutes away from Burnaby Lake & Deer Lake Park

## Zoning

CD- Comprehensive Development District

## Subject Space

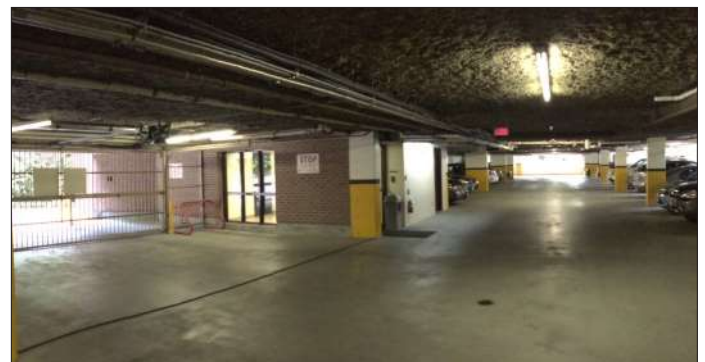
- 6,661 sq. ft. fully improved office space
- Can be leased as entire floor or subdivided into smaller units
- 14 Separate Offices
- 1 Boardroom
- 2 Washrooms
- Patio
- Kitchenette
- 7 Secured Parking Stalls

## Lease Rate

\$18.00 per sq. ft.

## Operating Costs (2014)

\$9.91 per sq. ft.



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