

**4225 HASTINGS STREET, BURNABY**  
**EXCEPTIONAL 2,263 SF TURN-KEY MEDICAL SPACE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

William Wright is proud to present this exceptional 2,263 SF, turn-key medical space in the heart of Burnaby Heights, a vibrant commercial corridor.

4225 Hastings Street is professionally improved with a welcoming reception area and pharmacist counter, six patient rooms, and three washrooms. The space features impressively high ceilings with striking double-height glazing at the entrance, creating a bright and inviting presence, complemented by 9-foot ceilings throughout the patient rooms. Other unique features include: automatic blinds, electric fireplace, and sensor lights in each room.

Thoughtfully designed for medical professional, this space is ideal for pharmacists, general practitioners, physiotherapists, registered massage therapists, chiropractors, dentists, orthodontists, naturopaths, and a variety of specialists. An exceptional signage opportunity along Hastings Street provides exposure to over 40,000 vehicles per day, ensuring outstanding visibility and accessibility.

## SALIENT FACTS

<b>Size</b>	± 2,263 SQFT
<b>Parking</b>	3 Stalls
<b>Zoning</b>	CD
<b>Basic Rent</b>	\$55.00/SF
<b>Additional Rent</b>	\$21.10/SF
<b>Monthly Rent</b>	\$14,351.19/mo +GST

\*Medical equipment is available for sale. Contact listing agents for details.



## PROPERTY HIGHLIGHTS



Turn-key medical clinic, professionally improved with a reception and pharmacist counter, 6 patient rooms, and 3 washrooms



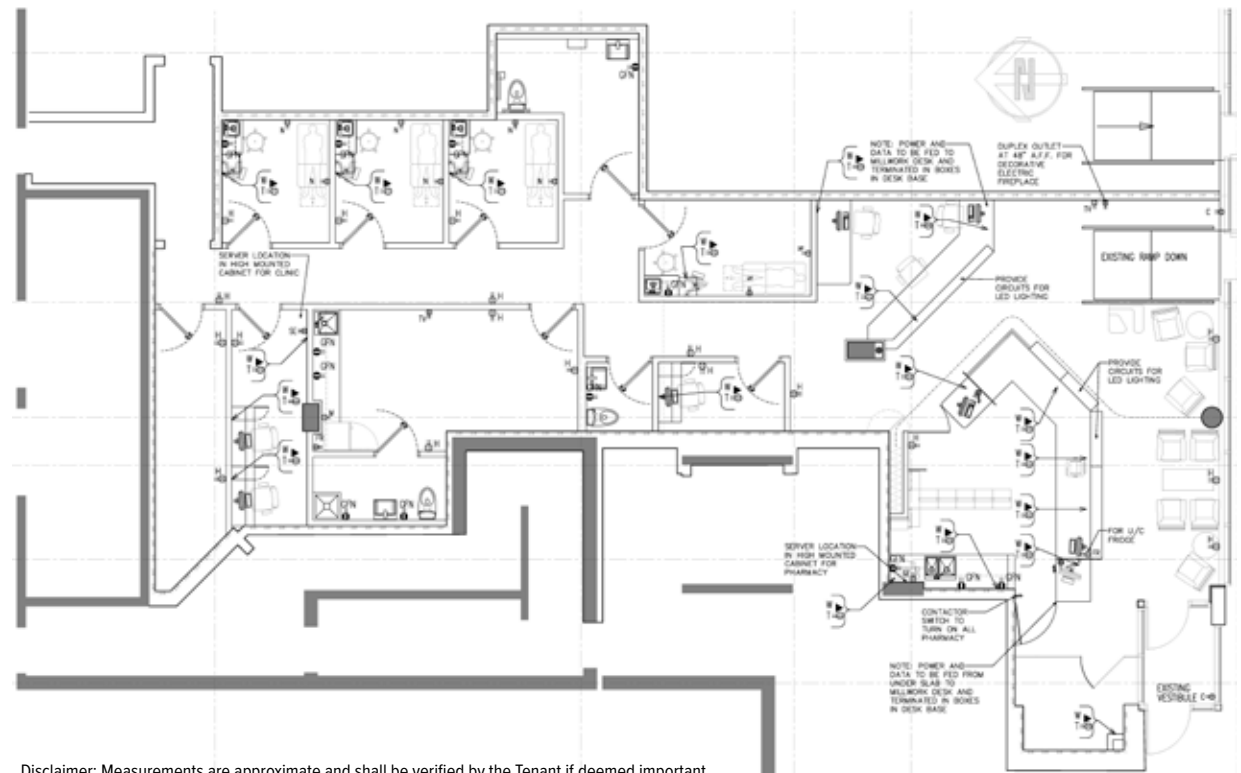
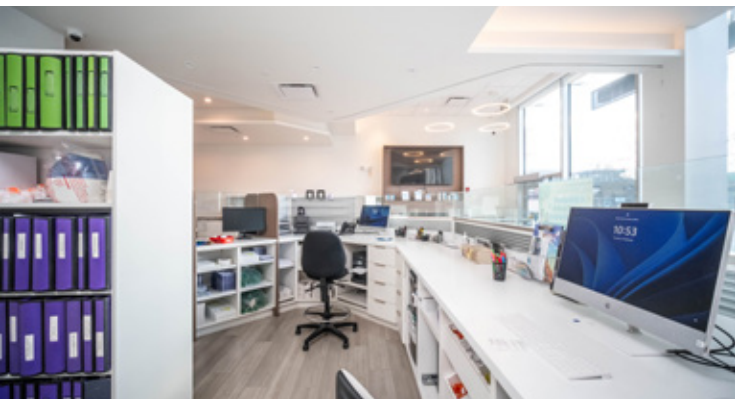
Located on the most desirable block in The Heights, ideally positioned between Carleton and Madison Avenue



Impressively high ceilings with double-height glazing at the entrance, creating a bright, inviting presence, complemented by 9-foot ceilings throughout patient rooms.



Exceptional signage opportunity along Hastings Street, providing exposure to over 40,000 vehicles per day.



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## LOCATION

"The Heights" is one of Burnaby's most sought after neighbourhoods for both businesses and residents alike. Burnaby Heights is revered as a community that is as connected and convenient as it is charming and friendly. Carleton is strategically located right in the center of the Burnaby Heights' thriving business district. This location along Hastings Street, one of Burnaby's major arteries provides easy access to Downtown Vancouver, Simon Fraser University and Metrotown.

## FOR MORE INFORMATION CONTACT

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