

**AVISON  
YOUNG**

# For Lease

**4183 McConnell Drive**  
Burnaby, BC



Opportunity to lease 2,862 sf of high quality, efficient warehouse/office space within a professionally managed and well-maintained multi-tenant facility

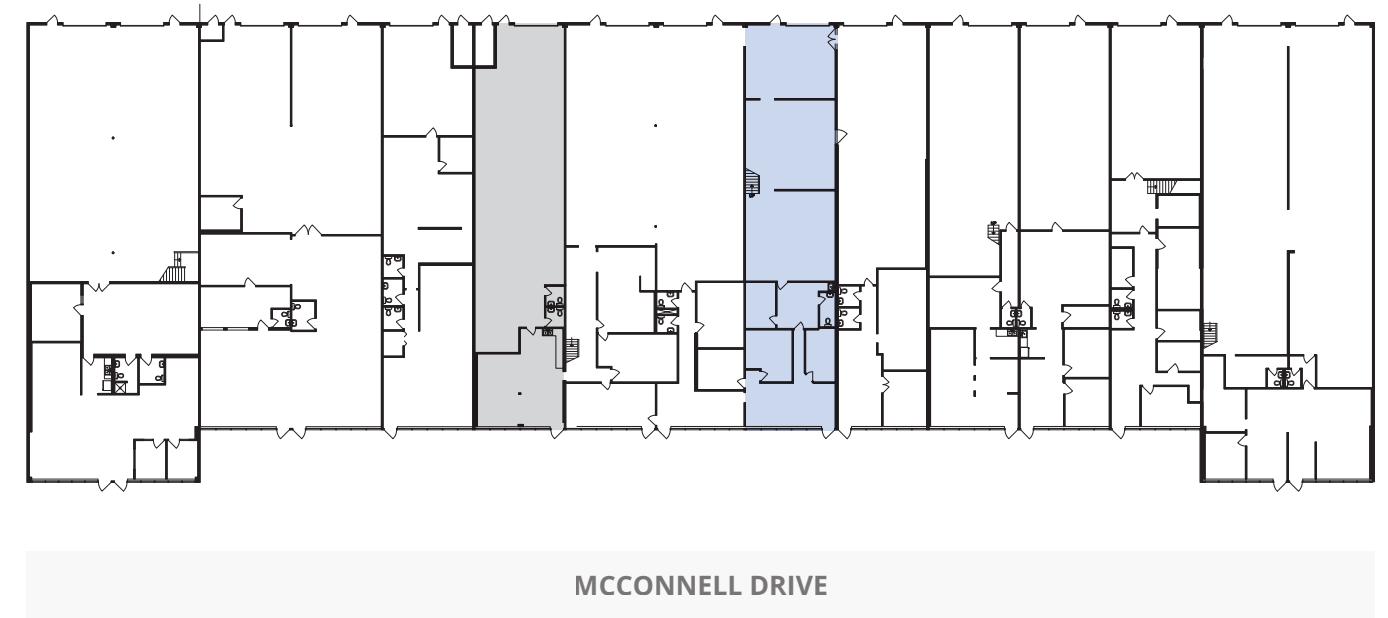
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**Drew Nielson**, Sales Assistant  
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### Floorplan

Available Leased



### Property details

	4189 McConnell	4183 McConnell
<b>RENTABLE AREA</b>	2,802 sf	2,862 sf
<b>AVAILABILITY</b>	Leased	Immediate

**ZONING**  
M-5

**LEASE RATE**  
Contact listing agents

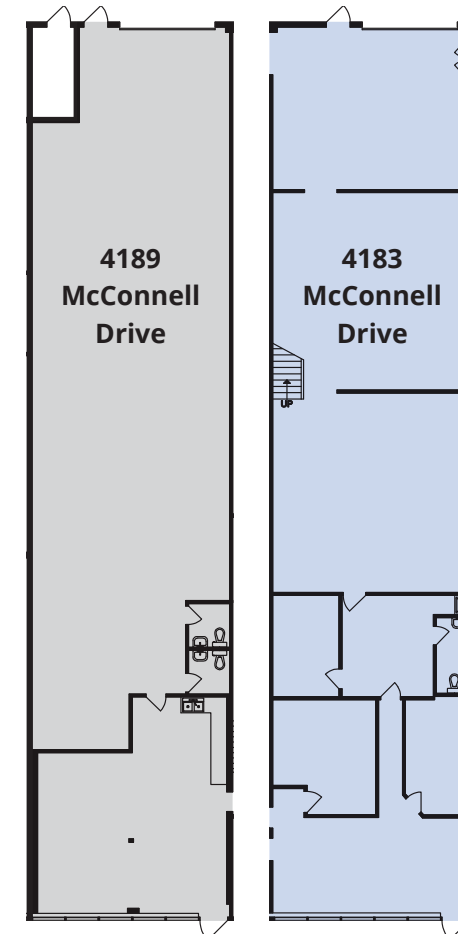
**ADDITIONAL RENT**  
\$7.66 psf (estimated for 2024)

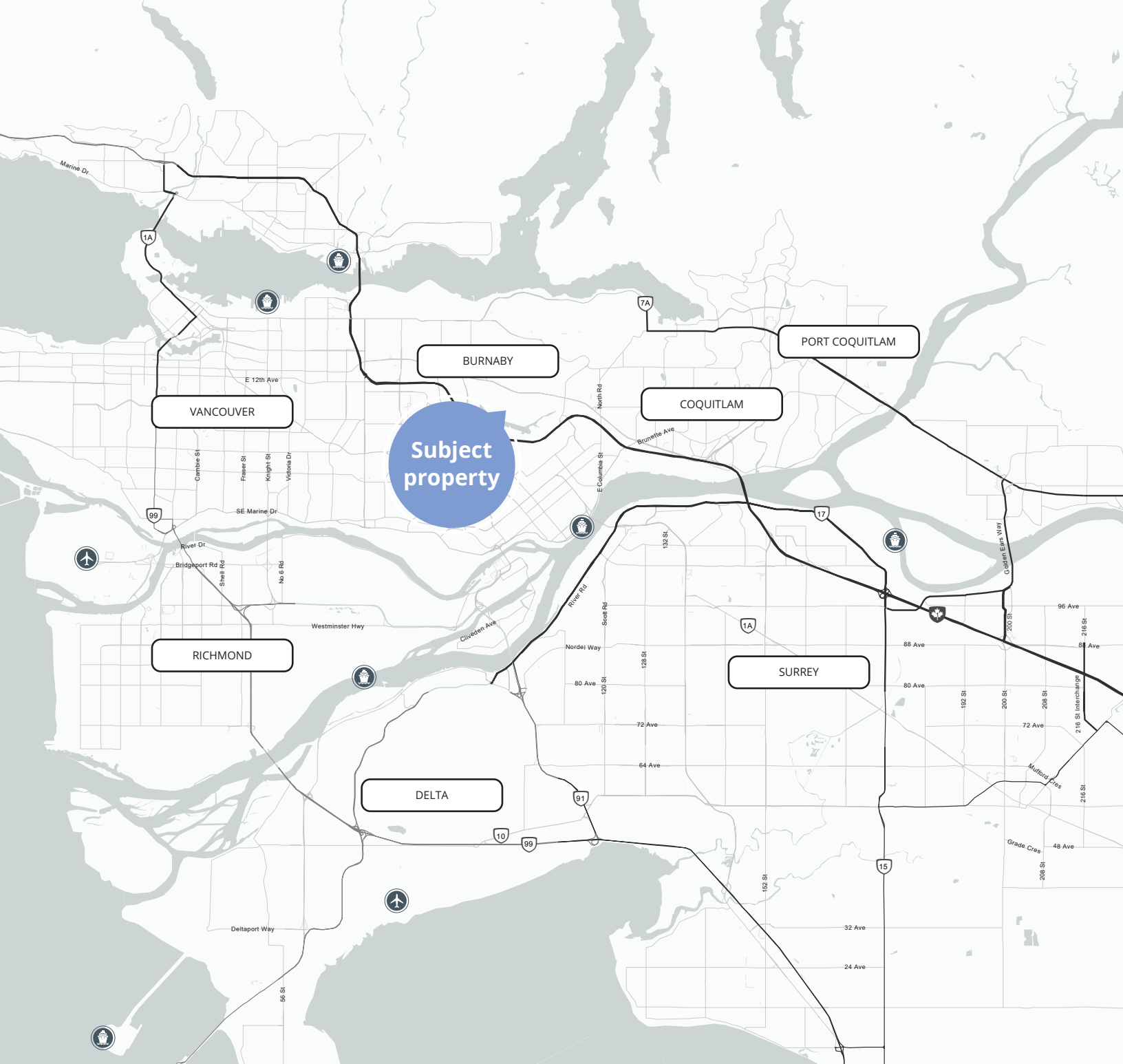
### Location

The subject property is centrally located in North Burnaby on Winston Street, benefitting from convenient access to and from both the Lougheed and Trans-Canada Highways. The Winston-Government corridor is easily accessible by SkyTrain and bus transit and benefits from various amenities nearby.

### Property highlights

-  18' clear ceiling heights
-  Fully sprinklered
-  Grade level loading
-  Ample parking
-  Air conditioned office space





## Contact for more information

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