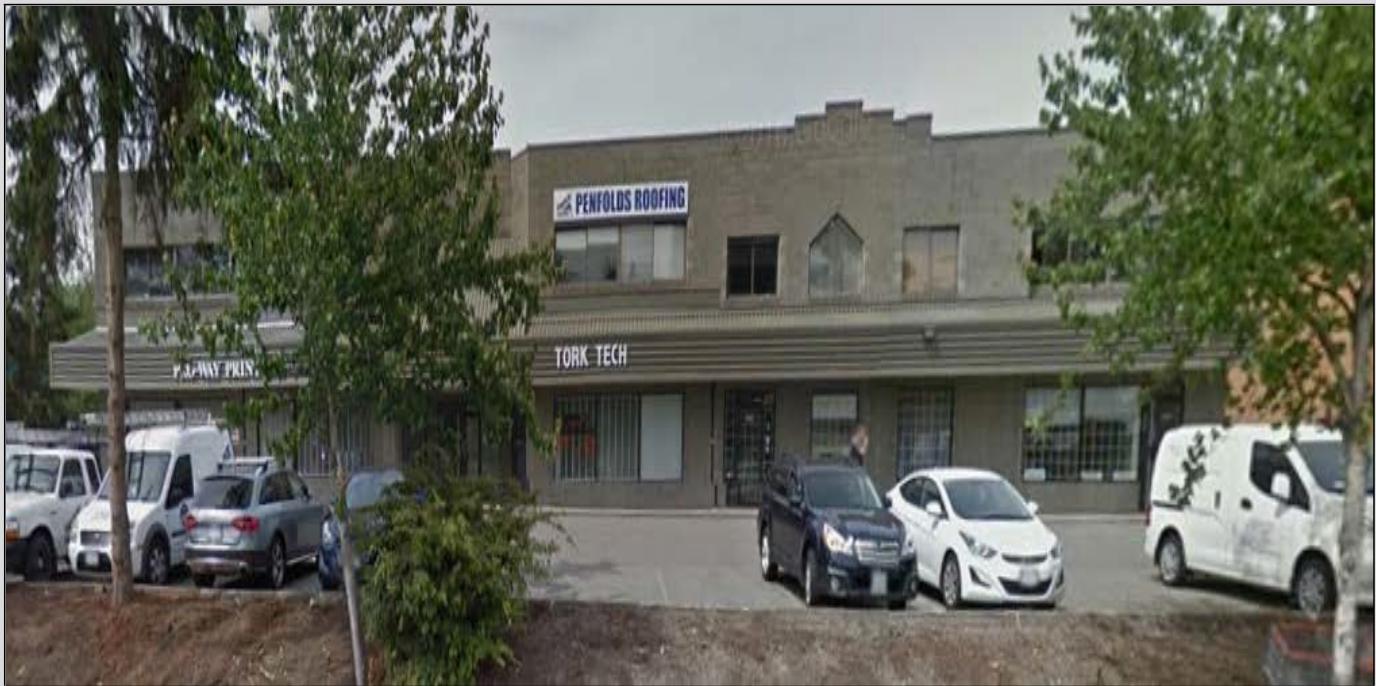


**FOR
LEASE**

**8557 GOVERNMENT STREET
BURNABY, B.C.**



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FOR LEASE
HIGH QUALITY OFFICE
8557 GOVERNMENT STREET
BURNABY, BC

LOCATION:

This property is located in the desirable Winston Street and Government Road Industrial/ Commercial area of North Burnaby. Widely considered to be the geographical center of Metro Vancouver, North Burnaby offers easy access to all key business markets via the Trans-Canada Highway and Lougheed Highway. Production Way Skytrain Station is just minutes away.

ZONING:

M-5 allowing for light industrial and outright office uses

FEATURES:

- Lots of windows providing great views and an abundant source of natural light
- Open area office plan
- Private office(s)
- HVAC system throughout
- Male & Female washrooms

PARKING:

Common area out front of building (TBD)

UNIT #	OFFICE SQ. FT.	LEASE RATE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST	AVAILABLE
103	839	\$1,258.50	\$1,124.96*	\$2,383.46	June 1, 2026

*Including heat, light and management fee.

For Further Information, Please Contact:
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