



FOR LEASE

Retail / Office

**6125 Sussex Ave
Burnaby, BC**

Southbourne Business Centre

For more information, please contact:

Steven Oh PREC*
d: 604.715.8000
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*personal real estate corporation

This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, We assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

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OFFICE

DETAILS:

PREMISE SIZE:	1,160 SF
BASE RENT:	\$32.00 PER SF
ADDITIONAL RENT:	\$20.00 PER SF
ZONING:	CD
AVAILABILITY:	March 1, 2026

LOCATION:

Located on right across from Metropolis at Metrotown. Surrounded by restaurants, businesses, high density residential area, skytrain station, bus loop.

PROPERTY DESCRIPTION:

Well managed mixed commercial building. Street parking in front and underground parking available. Elevator access. Common washrooms on each floor.

Unit is improved with reception area, 4 exam rooms, break room with sink, and storage room. Please call for details.

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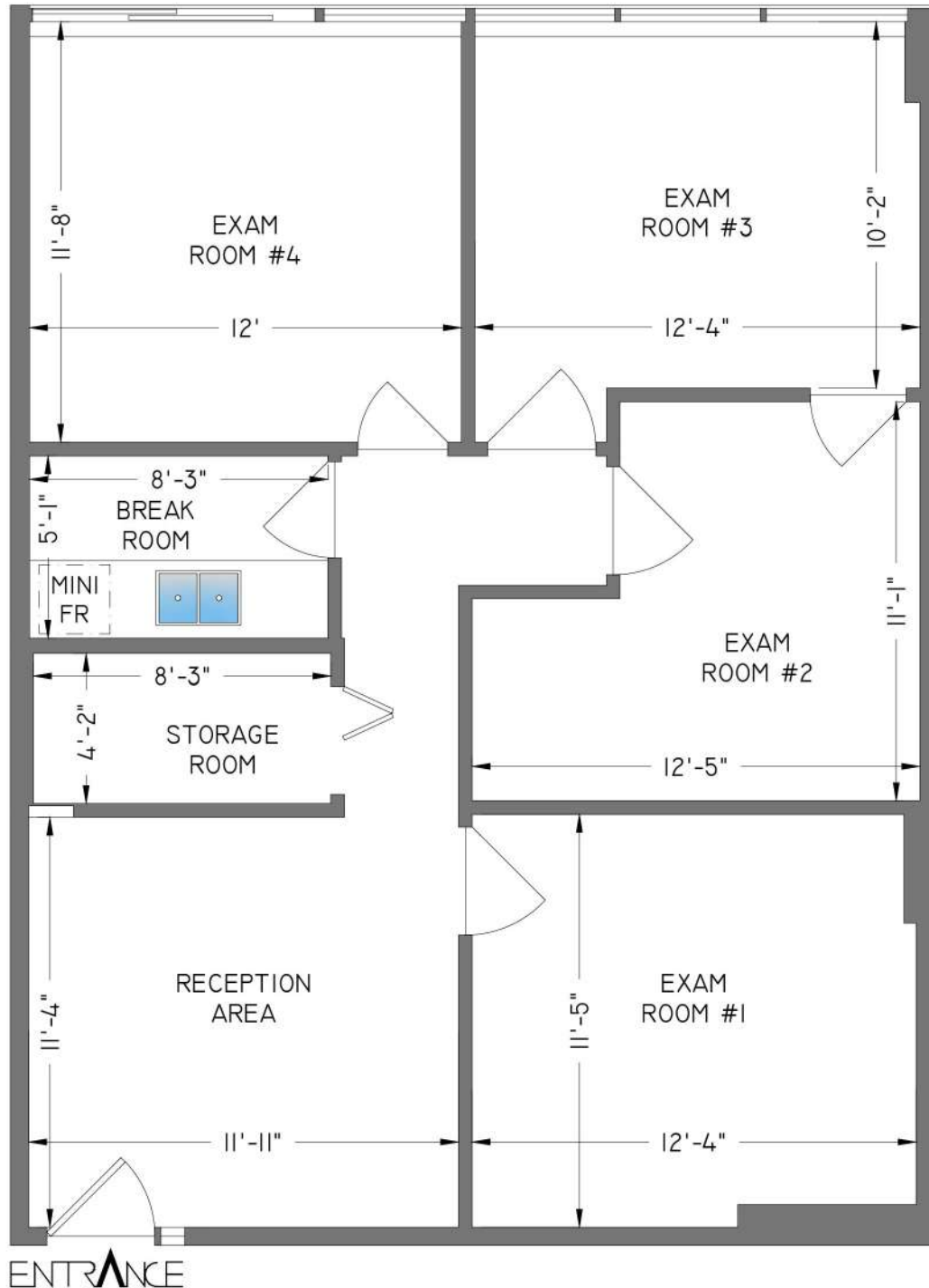


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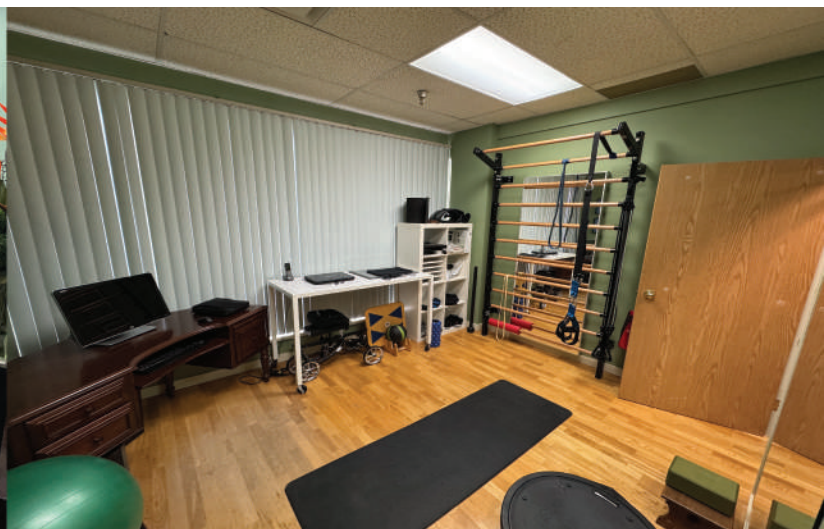


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SCHEDULE NUMBER VII

Subject to all other provisions of this Bylaw, on any lot, in any district designated as a CD District, the following regulations shall apply:

700. COMPREHENSIVE DEVELOPMENT DISTRICTS (CD)

These Districts provide for the development of an area embracing one or more land use classifications as an integrated unit based upon a comprehensive development plan.

700.1 Uses Permitted:

- (1) Uses permitted in R and RM Districts including the Districts with an “a”, “b”, “r”, “s”, “uv”, “uv-a”, “uv-b” or “uv-c” suffix. (B/L No. 14546-23-03-27)
- (2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, and C9 Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, or “i” suffix. (B/L No. 14206-20-10-26)
- (3) Uses permitted in P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, or P11 Districts including Districts with an “e”, “f”, “r”, or “e/r” suffix. (B/L No. 13940-18-12-03)
- (4) Uses permitted in the M1, M2, M3, M4, M5, M6, M7, M8, B1 or B2 Districts including Districts with an “a”, “k”, “l”, or “r” suffix. (B/L No. 12452-08-06-16)
- (5) Uses permitted in the A1, A2 and A3 Districts. (B/L No. 12452-08-06-16)
- (6) A child care facility shall be permitted in a CD Comprehensive Development District, or portion thereof, based on a District which includes child care facilities as a permitted use, provided the child care facility complies with all applicable regulations under the relevant District and this Bylaw. (B/L No. 14694-24-11-04)

700.2 Conditions of Use:

- (1) Any permitted uses shall conform to the regulations and intent of the Districts in which they are normally permitted, provided that all buildings and uses, and the density of such development shall be compatible with abutting land uses and provide a desirable and stable environment in harmony with that of the surrounding area. (B/L No. 14170-20-07-06)
- (2) Exceptions to the applicable bicycle parking, vehicle parking and loading, carwash facility, screening and landscaping, fence and retaining wall, minimum frontage of a business, projection into required yards and bulk regulations of this Bylaw may be permitted, provided that the floor area ratio and density for the development as a whole are in conformity with the applicable requirements of this Bylaw, and that such exception results in an improved relationship between the various parts of the proposed development. (B/L No. 14636-24-03-11)

700.3 Comprehensive Development Plan:

Every applicant for comprehensive development district zoning shall submit the following information to Council.

- (1) A comprehensive plan, including the following:
 - (a) A site plan or plans, including legal descriptions of the area to be developed, showing the location of all existing and proposed buildings, streets, lanes, highways, driveways, bicycle parking, vehicle parking and loading areas, sidewalks, street lighting, utilities and utility easements, streams and other topographical features of the site. (B/L No. 14636-24-03-11)
 - (b) Preliminary architectural plans for any proposed buildings.
 - (c) Existing and proposed grades and their relation to the elevations on adjoining properties.
 - (d) The location, size, height, colour, lighting and orientation of all signs.

- (e) The location and treatment of open spaces, landscaping, fences and retaining walls. (B/L No. 14170-20-07-06)
- (f) A statement of uses.
- (2) A statement of ownership of land and interest of the applicant therein.
- (3) The estimated commencement date and proposed schedule of construction.
- (4) A statement of financial responsibility, including the posting of bonds or cash, to assure the installation of the improvements required by the Municipality as a condition to development.

700.4 Plan to be Part of Bylaw:

All buildings, structures and uses shall comply with the size, shape, siting and statement of uses as designated on the approved comprehensive development plan, which shall be attached to and form part of this Bylaw. (B/L No. 12865-10-11-15)

700.5 Community Plans as a Comprehensive Development Plan:

- (1) In any development permit area designated by Council pursuant to section 879(1) of the Local Government Act, a Community Plan adopted by Council by resolution for the said development permit area shall be deemed to be a Comprehensive Development Plan, and in such case every development in the said development permit area shall satisfy all the requirements of the said Community Plan. (B/L No. 11204-01-02-12)
- (2) A Community Plan, for the purpose of this section, may be expressed in maps, plans, reports or in any combination thereof. (B/L No. 7527-80-07-07)