

3853 HASTINGS STREET, BURNABY
SECOND-FLOOR OFFICE UNIT

**FOR
LEASE**



WILLIAM | WRIGHT

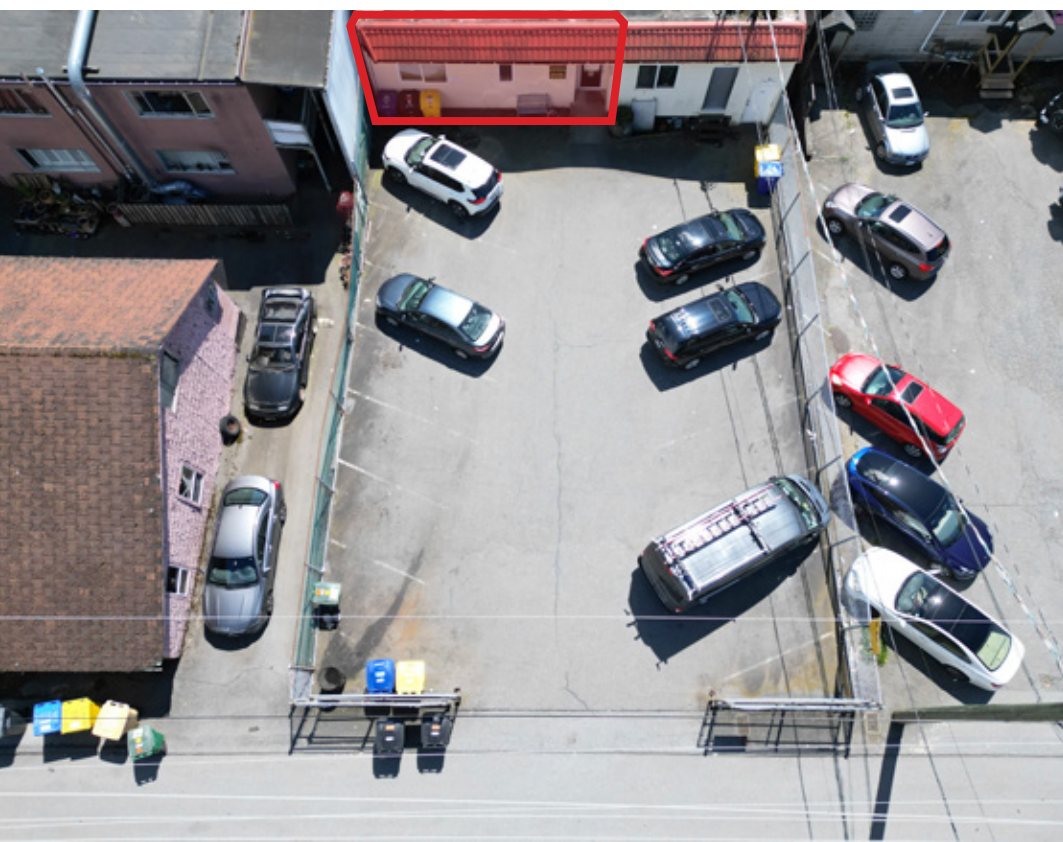
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Skip the stairs and access the unit when entering through the parking lot at the back of the building.







3853 HASTINGS STREET



Opportunity to lease approximately 1,300 sq. ft. of a second-floor office unit located along Hastings Street, in the Burnaby Heights District. The property offers convenient accessibility, with just a 10-minute drive to The Amazing Brentwood Mall and Skytrain. The property is close to numerous surrounding retailers and residential neighborhoods. The unit is thoughtfully improved, featuring an efficient layout with open space and workstations. Additionally, the office space includes two bathrooms, a kitchenette/lunchroom, and a private meeting room. Ample parking is available for both staff and visitors.

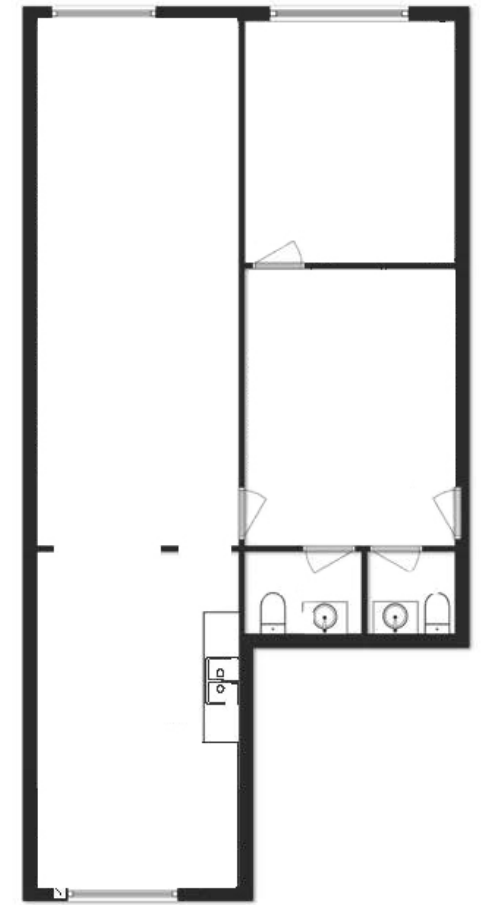
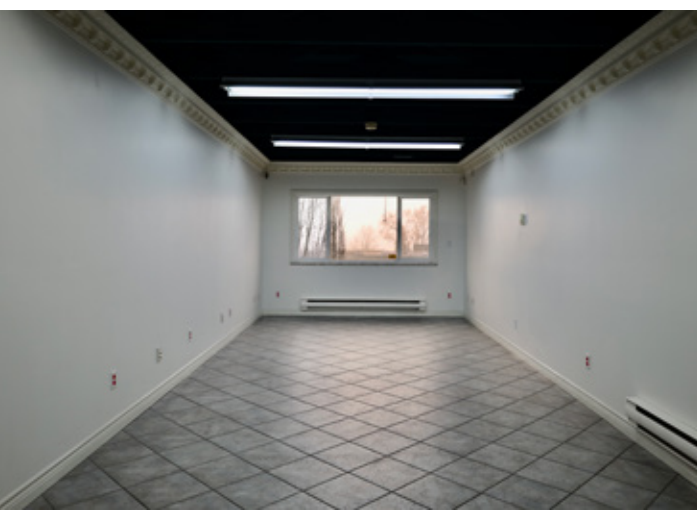
PROPERTY HIGHLIGHTS

- Central location with easy access to transit and many amenities 
- Combination of offices and open area 
- On-site parking available 
- Clean and modern improvements 

APPROVED USES



- + Professional Offices
- + Commercial Schools
- + Fitness And Health Facilities
- + Personal Service Establishments
- + Florist Shops
- + Photographic Studios
- + Retail Stores That Sell New Or Used Goods



Size	± 1,300 SQFT
Parking	2 Stalls
Zoning	C8a
Monthly Rent	\$4,400.00 + GST

95
WALKER'S
PARADISE



LOCATION

Located on one of the main east-to-west gateways into Vancouver, Hastings Street offers a prime location for businesses seeking high visibility and accessibility. With an average daily volume of 30,000 vehicles, this bustling area boasts excellent walk-by and drive-by traffic, providing a steady stream of potential customers for any business. The Heights District is known for its diverse and vibrant community, attracting a mix of local and regional visitors creating a dynamic and thriving commercial hub. With several nearby amenities and services, this area offers convenience and accessibility for both customers and employees alike.

FOR MORE INFORMATION CONTACT

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