



## ► 2,603 SF Office/Showroom/Warehouse Space

### Location

The subject property is located on the South side of Dawson Street between Willingdon Avenue and Madison Avenue. The property is a convenient 15-20 minutes east of Downtown Vancouver and offers close proximity to rapid transit. Area amenities include Costco, Brentwood Town Centre Mall, Home Depot, Save-On-Foods and restaurants.

### Highlights

- Fenced and paved yard area
- Exposure to Dawson Street
- Quality finished front office and showroom area
- Quick access to Highway 1
- Near Gilmore and Brentwood SkyTrain stations

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**FOR LEASE | INDUSTRIAL/OFFICE**  
**4450 DAWSON STREET**  
**BURNABY, BC**

**Zoning**

M1 (General Industrial)

**Features**

**Front Building**

- ▶ Exposure to Dawson Street
- ▶ Two private offices
- ▶ Reception area
- ▶ Storage and coffee bar
- ▶ Rear showroom/storage warehouse
- ▶ Air conditioned
- ▶ Quality finishes
- ▶ 9' to 11' clear ceilings

**Rear Building**

- ▶ Storage/shop area
- ▶ Kitchenette
- ▶ Bathroom
- ▶ Cooler area
- ▶ 9' ceilings

**Available Space**

Front Building	1,472 SF
(Office/Showroom/Storage warehouse)	
Rear Building	1,131 SF
(Office/Storage warehouse)	
<b>Total</b>	<b>2,603 SF</b>
*House not included in rental area	

**Base rent**

\$18.00 PSF

**Operating Costs and Taxes (2020 estimate)**

\$8.84 PSF

**Total Montly Rent**

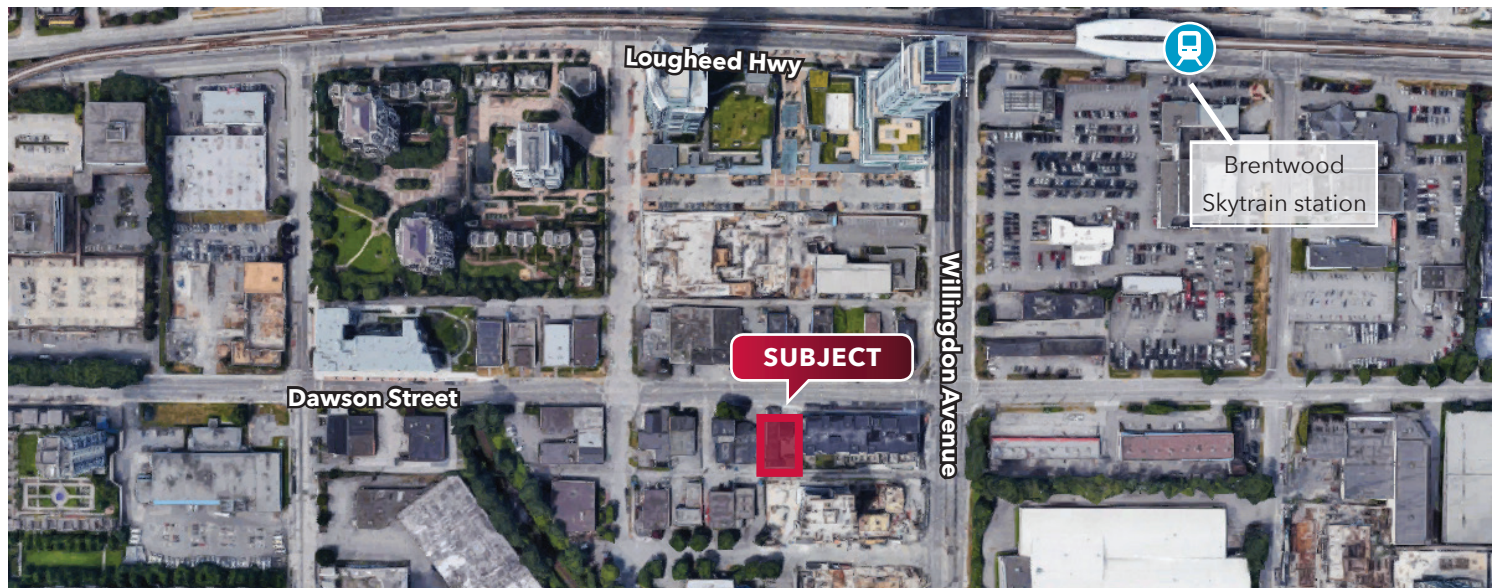
\$5,822.04 per month plus GST and utilites

**Parking**

4 stalls plus loading area

**Availability**

December 1, 2020



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