



## ► 6,400 SF Showroom with Ample Free Parking

### Location

The subject property is located on the southeast corner of Lougheed Highway and Douglas Road in the Brentwood area of Burnaby. This strategic location allows for excellent exposure and access to the Lougheed Highway, one of Greater Vancouver's major arteries. The property is in close proximity of the Trans Canada Highway. These two major highways allow for quick and convenient access to all areas of Greater Vancouver. Brentwood is rapidly being re-developed with high rise residential buildings, creating a new town centre area.

### Highlights

- High exposure location
- Douglas Rd/Lougheed Hwy frontage
- Skytrain, shopping & restaurants nearby
- Pylon signage
- Potential synergies with neighbouring businesses

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### Zoning

M-2 (Industrial) permitting a wide range of uses. Contact agents for detailed zoning info.

### Site Description

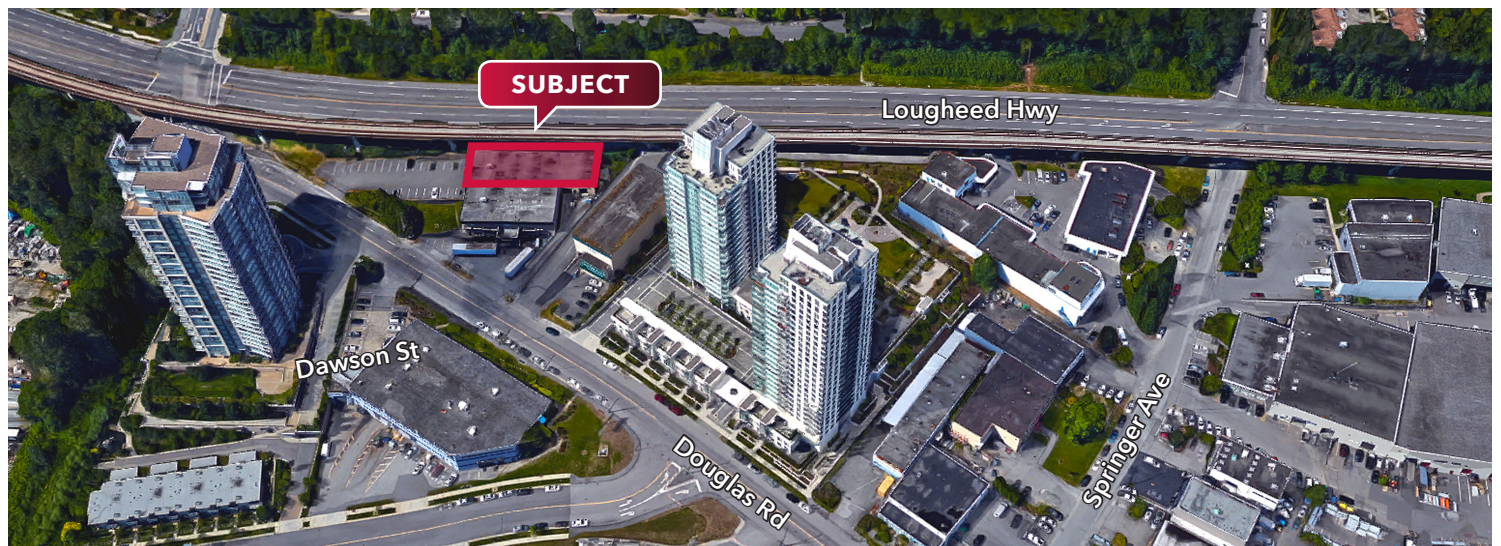
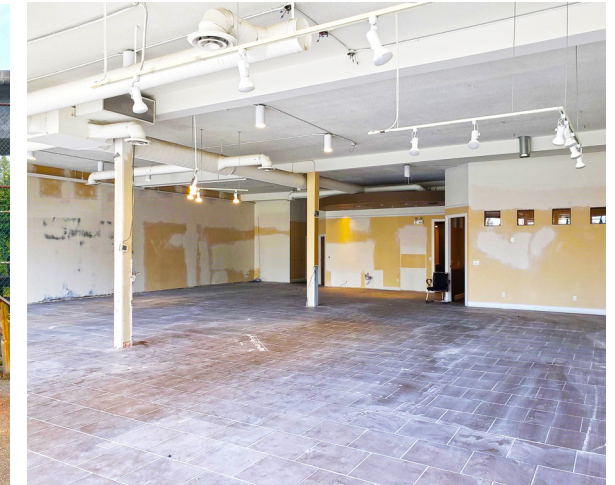
The site is approximately 1.02 acres with nearly 400 feet of frontage on both Lougheed Highway and Douglas Road. The building is built into a hill with both levels having ground level access.

### Building Description

The property is currently divided into two separate rental areas. The upper level comprising 11,677 SF is partially leased to Beedie Living for a presentation centre. The balance of the upper level comprising 6,400 SF, formerly occupied Kitchen Craft Cabinets. The lower ground floor is also being used by Imani Developments as a presentation centre.

### Property Features

- ▶ Unit fully serviced by HVAC
- ▶ 12' ceiling height
- ▶ Kitchen area
- ▶ 4 private offices
- ▶ Dock loading
- ▶ 27 parking stalls in front of unit



### Available Area

6,400 SF

### Basic Rate

\$7,500.00 per month + GST

### Operating Costs

\$9000.00 per month plus GST

### Total Rent

\$16,500.00 per month + GST

### Availability

Immediate

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