

UNIT 315 – 4538 Kingsway, Burnaby, BC

Bright, private and functional office space with natural wood tones.

Total 602 square feet

Area is open—ready for office dividers (see pictures)

Address: 315 – 4538 Kingsway, Burnaby, BC

- 3rd Floor of the Crystal Office Tower (above HSBC Bank)
- At the Corner of Kingsway & Willingdon
- 5 minute walking distance to Metrotown skytrain station
- Office Faces Kingsway--large windows cover one full wall
- Private Washroom

Includes the following:

- Individual heating/air-conditioning unit with electronic, programmable thermostat
- Private washroom with cabinet and drawers plus keys to public washrooms
- Kitchen area with plenty of cabinets, drawers & counter space
- Double sink in kitchen area
- Bar fridge (a place to cool your drinks/lunch)
- Mirrored closet with adjustable shelving (a place to hang your coat)
- Engineered hardwood flooring and granite tiles in kitchen/washroom (no musty carpets)
- Includes osmosis water filter system (clean, fresh water)
- Oak blinds for privacy/shade

Usage:

No private/public schools permitted;
Other usages are ok as long as they conform to Strata/City bylaws

Lease Rate:

\$2300 GROSS monthly rent + GST
-INCLUDES electricity & heat
-INCLUDES property taxes

Additional Rent:

NONE

Lease Term:

Minimum 1 year with option to renew

Lease Agreement:

Must sign formal lease agreement

Lease Start Date:

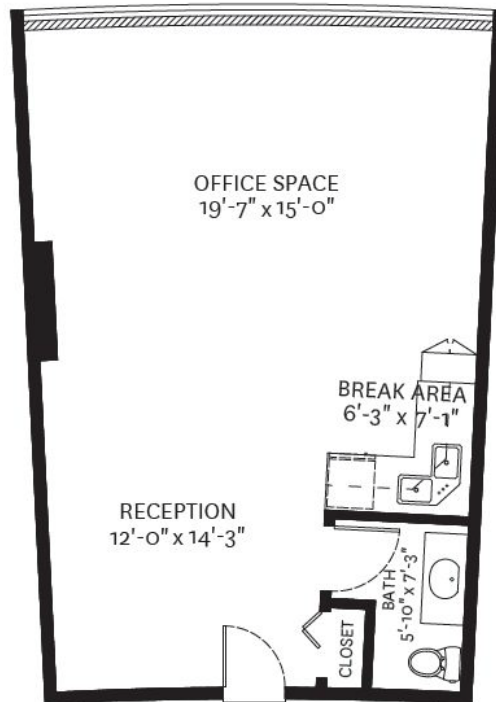
Immediate (unit is vacant)

Parking:

3 hrs free underground parking
Other monthly passes to be purchased by tenant from Impark



#315-4538 Kingsway, Burnaby, BC



FLOOR PLAN
Ceiling Height: 8'-5"

Finished Area: 602 SQ. FT.

