



# For Lease



## IMPROVED OFFICE SPACE Near Burnaby General

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**207-3825 Sunset Street, Burnaby**  
1,475 sq ft

For more information, please contact

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**Bobbi Crandall 778.773.5157**

REALTOR®

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# Executive Summary

## LOCATION

The Sunset Medical Centre offers both retail and professional office space and is centrally located in South Burnaby just 1 block away from Burnaby General Hospital. Parking and transit easily accessible .

## OPPORTUNITY

The unit is 1,475 sq ft of improved second office space is currently being used as a medical office . This unique layout offers ample opportunities for expansion. The space was shared between 2 operators so there is 2 reception areas with a shared waiting room, 9 offices , 1 lunchroom and 1 washroom. Dedicated parking available.

Base Rate \$33.00 psf per annum

Op Cost Rate \$12.15 psf per annum

**Total Rent \$5,549.69 + GST per month**

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## ZONING

C1 Neighborhood Commercial—Ask Agent for further details

