



GROUND FLOOR RETAIL/OFFICE SPACE 3355 North Road, Burnaby

623 TO 3,989 SQ FT AVAILABLE

LOCATION

Located on the Burquitlam border in close proximity to the City of Lougheed Shopping Centre. Subject property is just one block North. Close to major routes such as Hwy 7 and Evergreen Skytrain in between Burquitlam Station and Lougheed Town Centre.

OPPORTUNITY

Opportunity to Lease main floor retail space with great exposure to North Road or Cameron Street. Multiple units available ranging from 623 to 3,989 sq ft.

For more information, please contact:

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REALTOR®

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Executive Summary

AVAILABLE UNITS

#Unit 224, 623 sqft, inside office space. \$1,600.00 per month Gross + GST + Utilities. Available February 1, 2024

#Unit 286, 3,989 sqft on upper level facing corner of North Rd and Cameron Street, \$12,000 per month Gross + GST + Utilities

#Unit 226, 2,109 sqft, inside office space. \$5,272.50 per month Gross + GST + Utilities

LEASED UNITS

#Unit 200, 1,528 sqft, corner unit on upper level facing North Road, \$6,000.00 per month Gross + GST + Utilities.

#Unit 230, 1,500 sqft, corner unit on upper level, \$4,500.00 per month Gross + GST + Utilities

#Unit 204, 1,112 sqft, on upper level facing North Road \$3,400.00 per month Gross + GST + Utilities

#Unit 150A, 3,600 sqft, lower level facing Cameron St \$10,000.00 per month Gross + GST + Utilities.

#Unit 140, 1,131 sqft lower level facing Cameron St \$3,000.00 per month Gross + GST + Utilities

#Unit 170, 5,258 sqft, lower level facing Cameron St. \$11,500 Per Month Gross + GST + Utilities. Available June 1, 2023

#Unit 100, 1,763 sqft, retail restaurant space on lower level Facing Cameron Street. \$7,786.58 per month Gross + GST + Utilities

#Unit 220, 1,350 sqft, inside office space. \$3,375.00 per month Gross + GST + Utilities

ZONING

CD - Ask agent for further details

Demolition clause effective April 30, 2025 with 90 days' notice to vacate

AVAILABLE IMMEDIATELY

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