



# FOR LEASE

9995-9997 Rochester Street, Burnaby



For more information, please contact  
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# RETAIL FOR LEASE

## Executive Summary

### DESCRIPTION

Opportunity to lease 6,430 sf of main floor, high exposure retail space on the corner of North Road and Rochester St just South of Lougheed Hwy. Situated along the skytrain line this unit is in close proximity to major routes such as Lougheed Hwy, Hwy 1, Lougheed Skytrain Station and Lougheed Town Centre. This unit would be perfect for retail, office, new development presentation centre or personal service.

**AREA:** 6,430 sf  
**Demising options available from 1,600 sf - 3,200 sf**

**RENT:**  
Base Rent \$ 28.00 per sf  
Additional Rent \$ 30.00 per sf  
Monthly Rent \$ 31,078.33 per month (plus GST)

**ZONING:** C-1 Commercial  
Permitted uses include, but not limited to: Office, restaurant, personal service, retail.



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