

**429 - 6378 SILVER AVENUE, BURNABY**  
OFFICE UNIT IN BRAND NEW AAA OFFICE BUILDING

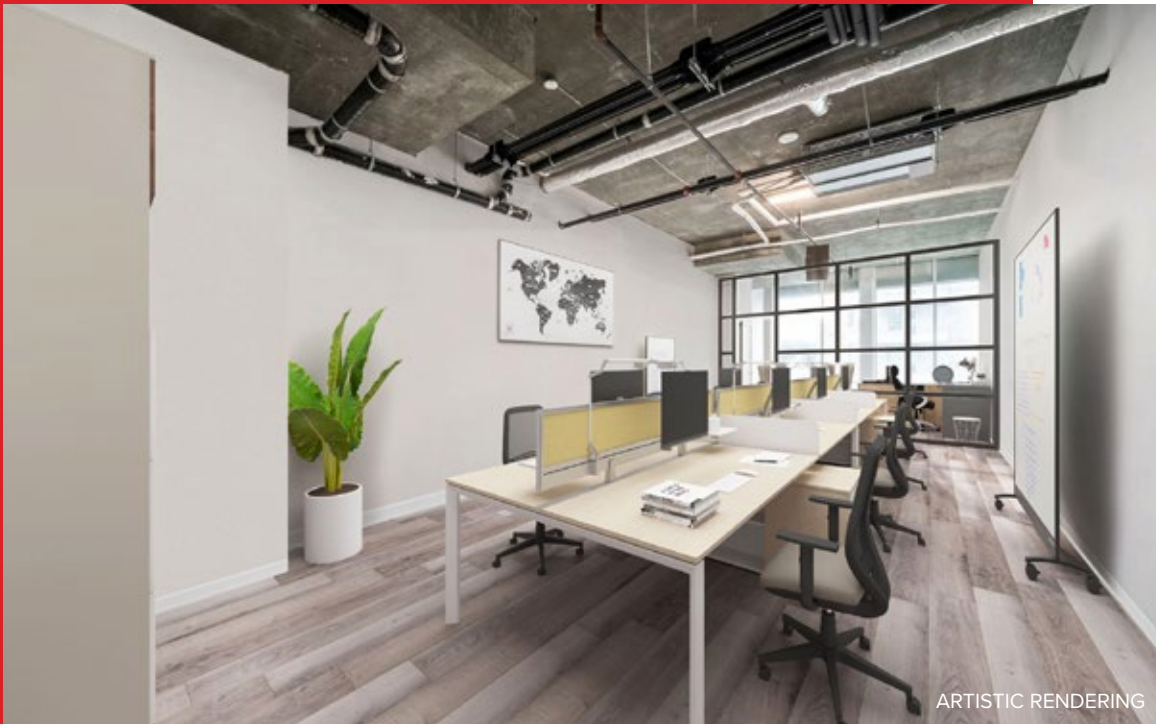
**FOR  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**NATHAN ARMOUR**  
PERSONAL REAL ESTATE CORPORATION  
nathan@williamwright.ca  
604.545.0636



### AAA OFFICE UNIT AT THE CENTRE

William Wright Commercial is pleased to present the opportunity to acquire a 558 sq. ft. AAA office unit located in 'The Centre' Sun Towers, Downtown Burnaby. Recently constructed in 2021, the building features a LEED silver certification which provides a framework for a healthier, energy and resource-efficient building and a productive environment encouraging a live and work-life balance. Located on the fourth floor, the office unit has access to an executive boardroom equipped with a digital booking and video conference system, a training room, five individual separate meeting rooms, a business lounge, and a sound-proof phone room; all available for exclusive use.

**SIZE**

+/- 558 SQFT

**VIRTUAL TOUR**

**PARKING**

1

**ZONING**

CD

**PROPERTY TAXES**

\$5,693.03

**STRATA FEES**

\$455.00

**PID**

031-544-321

**LEGAL DESCRIPTION**

STRATA LOT 29 DISTRICT LOT 153 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7862 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**PRICE**

\$718,880.00



Brand New AAA Office Building

Professional 24/7 Concierge Services

Digital Booking Meeting Rooms Available

Located next to the Metrotown SkyTrain



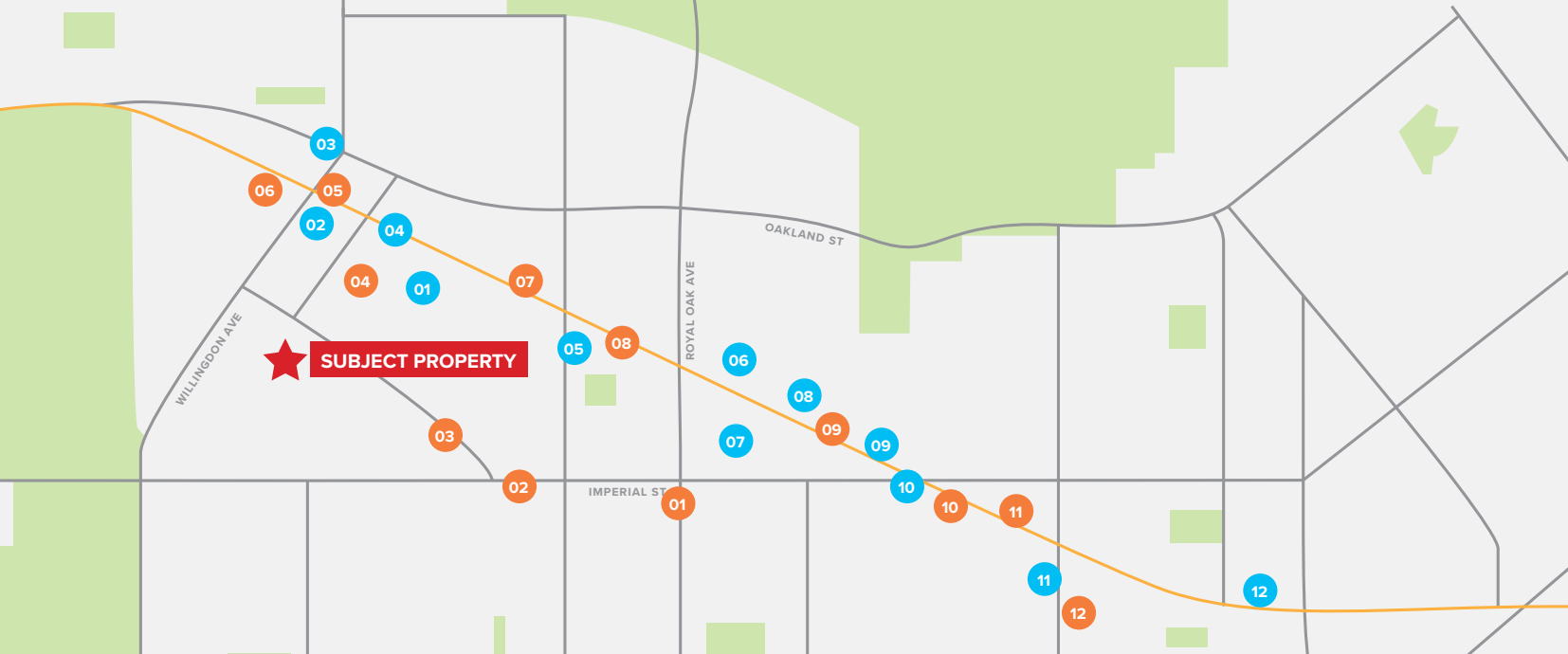
## AMENITIES IN THE NEIGHBOURHOOD

### FOOD

- 01 – Ki Cafe (Ki Tea House)
- 02 – La Forêt
- 03 – ZUBU Ramen
- 04 – Cactus Club Cafe
- 05 – Trattoria
- 06 – Nando's
- 07 – Starbucks
- 08 – Sweets & Beans
- 09 – Denny's
- 10 – Wendy's
- 11 – CoCo Fresh Tea & Juice
- 12 – Nana's Bakery

### SHOPPING

- 01 – Metrotown
- 02 – Crystal Mall
- 03 – Save-On-Foods
- 04 – PriceSmart Foods
- 05 – London Drugs
- 06 – Wholesale Club
- 07 – Kal Tire
- 08 – Assi Market
- 09 – Dollarama
- 10 – Fountain Tire
- 11 – Tisol
- 12 – Persia Foods Produce



### LOCATION

Downtown Burnaby is located east of Vancouver and has become the 3rd largest growing city in British Columbia. The city has an extensive array of businesses and amenities that make up a huge part of the multi-cultural diverse community and is very well served by public transportation. Metropolis at Metrotown is the 2nd largest mall in Canada with over 450 retail options, and the Metrotown station is the second busiest station in the Skytrain system, connecting Burnaby to all major cities. Currently, the downtown Burnaby area has a community development plan in place to transition the Metrotown area into Metro Vancouver's second official downtown, making Downtown Burnaby the future of business in British Columbia and a diverse hub for economic, cultural, and social activity.

### FOR MORE INFORMATION CONTACT

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