

629 - 6378 SILVER AVENUE, BURNABY
OFFICE UNIT IN BRAND NEW AAA OFFICE BUILDING

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NATHAN ARMOUR
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AAA OFFICE UNIT AT THE CENTRE

William Wright Commercial is excited to present a rare opportunity to lease a 558 ft.² AAA office unit located in "The Centre," a state-of-the-art building situated in Downtown Burnaby, directly across from the Metrotown SkyTrain station. The building, which was recently constructed in 2021, offers superior LEED Silver equivalent design that is both energy-efficient and environmentally friendly, making it an ideal choice for businesses seeking to minimize their environmental footprint while maximizing their operational efficiency. Whether you're a small startup or an established enterprise, "The Centre" offers a premium office environment designed to facilitate your business operations and promote your brand image. With its superior design, premium location, and unmatched amenities, this office unit is an excellent choice for businesses seeking to take their operations to the next level.

SIZE

+/- 558 SQFT

PARKING

1

ZONING

CD

BASIC RENT

\$40.00/FT

ADDITIONAL RENT

\$20.00/FT

MONTHLY RENT

\$2,790.00 + GST



Brand New AAA Office Building

Professional 24/7 Concierge Services

Digital Booking Meeting Rooms Available

Located next to the Metrotown SkyTrain



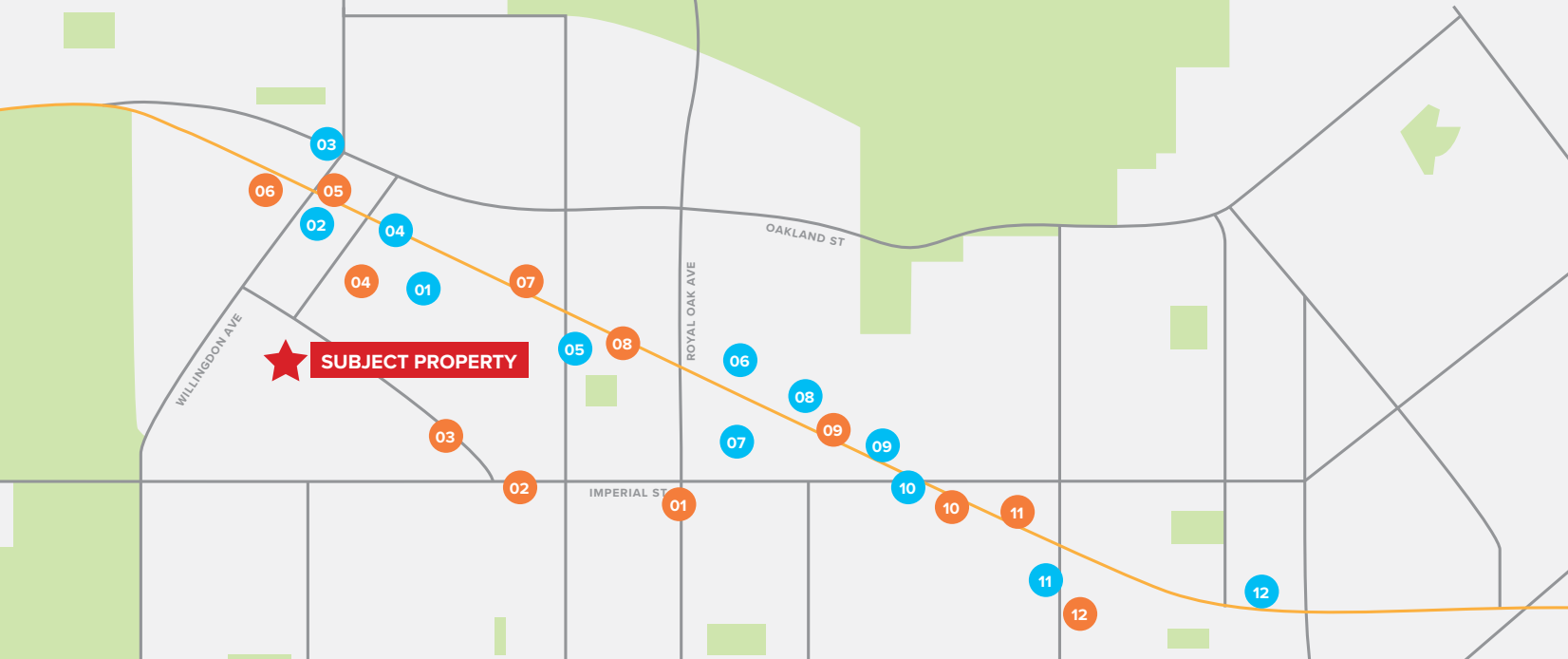
AMENITIES IN THE NEIGHBOURHOOD

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

Situated in the heart of the Greater Vancouver region, Downtown Burnaby is an ideal location for businesses seeking to tap into the region's dynamic economy and diverse population. As the third largest city in British Columbia and a growing hub for business, Burnaby has been labeled the future of business in the province. The recent approval of the Metrotown Downtown Plan by Burnaby City Council will further enhance the area's appeal, making Downtown Burnaby a bustling hub for economic, cultural, and social activity.

With its central location and excellent transportation connections, Downtown Burnaby offers easy access to major urban centers throughout the region. The Metrotown SkyTrain station, located directly across from "The Centre," is the second busiest station in the SkyTrain system, connecting Burnaby to all other major cities in the region, including Vancouver, Surrey, and Coquitlam. This unparalleled connectivity makes Downtown Burnaby an ideal location for businesses seeking to expand their reach and access new markets.



FOR MORE INFORMATION CONTACT

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