

904 BOUNDARY ROAD, BURNABY
FREE STANDING BUILDING WITH AMPLE PARKING

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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

Free Standing Building with Ample Parking

904 Boundary Road, Burnaby

William Wright is pleased to present the opportunity to lease approximately 10,800 square feet of an M3-zoned industrial building with ample parking. This well-positioned free-standing property is located on the northeast corner of Boundary Road and Parker Street, providing convenient access to Hastings Street, Highway-1, Lougheed Highway, Downtown, and the North Shore.

The available space consists of two floors. The upper floor encompasses 5,000 square feet of dedicated office and storage usage with an in-suite washroom and kitchenette. The ground level offers approximately 5,800 square feet of an open spacious floor plan and production area equipped with durable concrete floors, grade-level loading, and parking/loading spaces at the rear of the premises.





LOT SIZE

+/- 15,159 SQFT

NET RENTABLE SIZE

+/- 10,800 SQFT

PARKING

5 Stalls

ZONING

M3

BASIC RENT

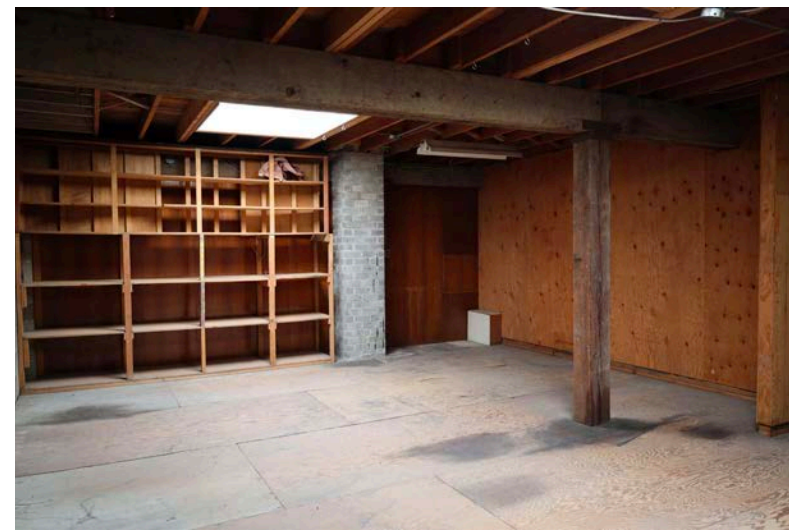
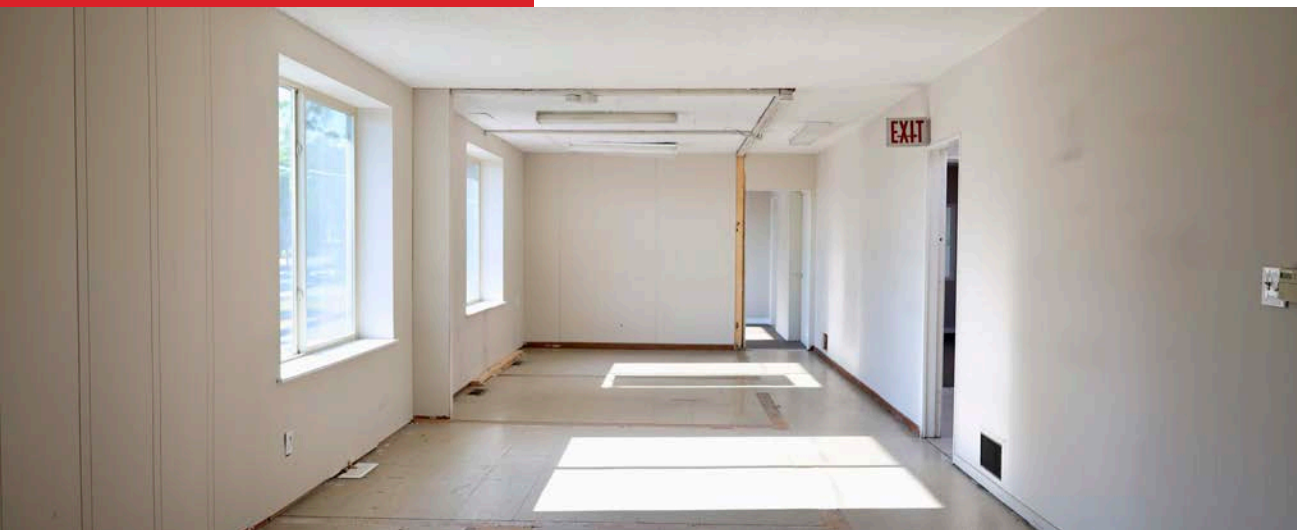
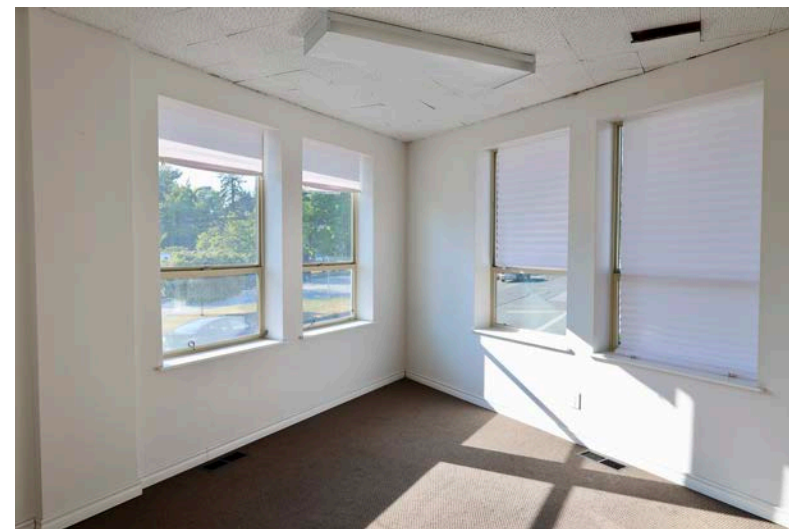
\$16.36/FT

ADDITIONAL RENT

\$5.75/FT

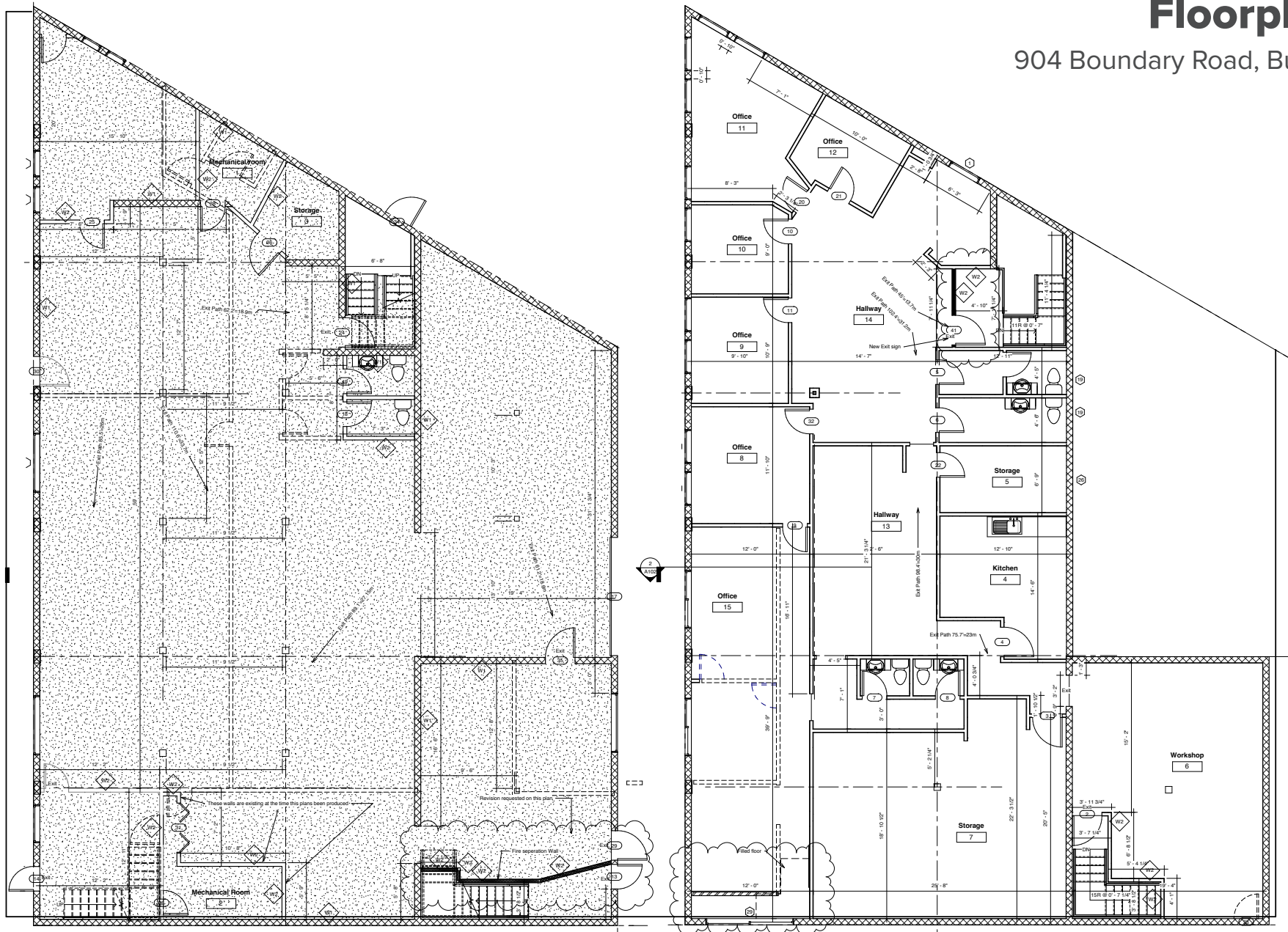
MONTHLY RENT

\$19,990.00 + GST



Floorplans

904 Boundary Road, Burnaby

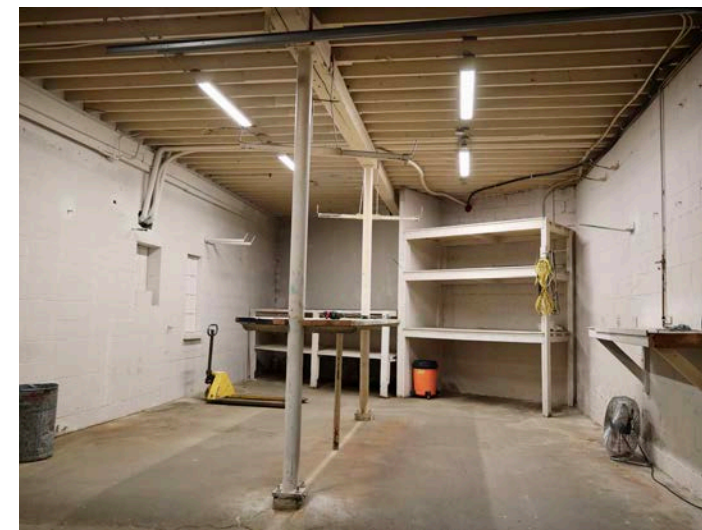
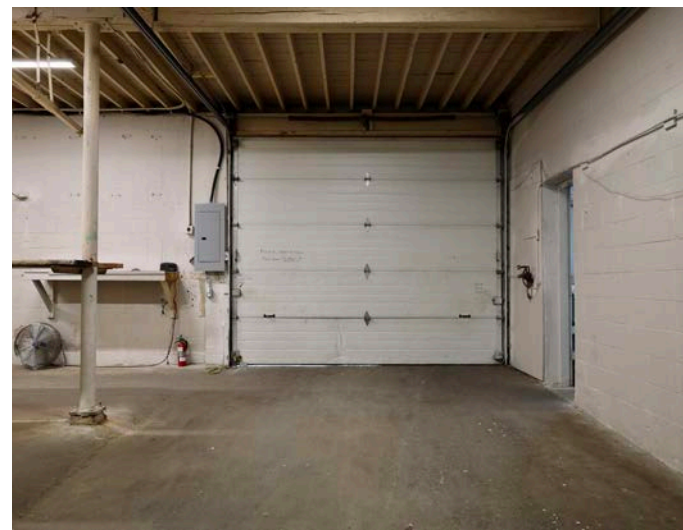


Main Level

Upper Level

Property Highlights

- + Freestanding building with ample parking
- + Concrete block construction
- + Open floor plan and spacious production area with good ceiling heights
- + Individual private offices with in-suite washroom and kitchenette
- + High visibility and wide exposure onto Boundary road with signage opportunities
- + Grade level loading
- + Located in a rapidly transforming neighbourhood with multiple eateries, and retailers in the immediate area
- + Central Location with easy access to transit, Highway-1, Lougheed Highway, and Downtown



FOR MORE INFORMATION CONTACT

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Location

North Burnaby is a vibrant and sought-after neighborhood known for its dynamic blend of residential, commercial, and recreational offerings. Nestled in the heart of Greater Vancouver, this thriving area boasts a diverse community, excellent schools, and abundant green spaces, making it an attractive destination for businesses and residents alike. Boundary Road, a major thoroughfare in the region, runs through the heart of North Burnaby, providing easy access to key destinations such as Highway 1, Hastings Street, Lougheed Highway, Downtown Vancouver, and the picturesque North Shore. Its strategic location ensures seamless connectivity, making it an ideal hub for businesses seeking convenient accessibility and high visibility.