

**306 - 3701 HASTINGS STREET, BURNABY**  
RETAIL UNIT IN THE BOUNDARY VIEW PLAZA

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**NATHAN ARMOUR**  
PERSONAL REAL ESTATE CORPORATION  
[nathan@williamwright.ca](mailto:nathan@williamwright.ca)  
604.545.0636



## OVERVIEW

3701 Hastings Street is located in the bustling Burnaby Heights neighborhood, providing convenient access to major roads such as Hastings St, Gilmore Ave, Wellington Ave, Boundary Rd, and Highway 1. This office unit is situated within a mixed-use residential tower along Hastings Street, offering a well-rounded selection of nearby amenities. The unit features a small kitchen, a reception area, private offices, and restrooms. On average, approximately 30,000 vehicles pass through the area daily, and the neighborhood boasts 330 retail shops and services, encompassing specialty grocery stores, dining establishments, butchers, and bakeries, presenting a diverse range of opportunities.

<b>Size</b>	± 2,556 SQFT
<b>Zoning</b>	CD
<b>Basic Rent</b>	\$35.00/FT
<b>Additional Rent</b>	\$10.00/FT
<b>Monthly Rent</b>	\$9,585 + GST



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



### Layout Features

Ensuite washroom and kitchenette



### Zoning

Flexible CD zoning suitable for retail and service businesses



### Signage Opportunity

High exposure location on a major commuter arterial



### Transit Friendly

Central location with easy access to transit and many amenities



### Accessibility

Ground level unit with wheelchair accessibility



87  
WALKER'S  
PARADISE



## LOCATION

Since 1908, The Heights on Hastings Street has been home to a vibrant commercial district. With 330 diverse retail shops and services, including some of the Lower Mainland's most loved eateries, specialty grocery stores, butchers, bakers, and services. With good walk-by traffic, and strong drive-by traffic the Heights is a great location for any business owner to call home.

## FOR MORE INFORMATION CONTACT

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