

**AVISON
YOUNG**

For Lease

**4647 Hastings Street
Burnaby, BC**



4,370 sf of Prime Ground Floor
Office Space in Burnaby Heights

Struan Saddler*, Principal

604 647 5077

struan.saddler@avisonyoung.com

**Struan Saddler Personal Real Estate Corporation*



Property details

ADDRESS

4647 Hastings Street, Burnaby, BC

SIZE

Approx. 4,370 sf

AVAILABLE

Immediately

ZONING

C4a - Service Commercial District - Retail Sales of New Goods

PARKING

Secured stalls	4
Unsecured stalls	5
Total	9


LEASE RATE

Please contact listing agent

ADDITIONAL RENT


Est. \$8.00 psf

Building highlights

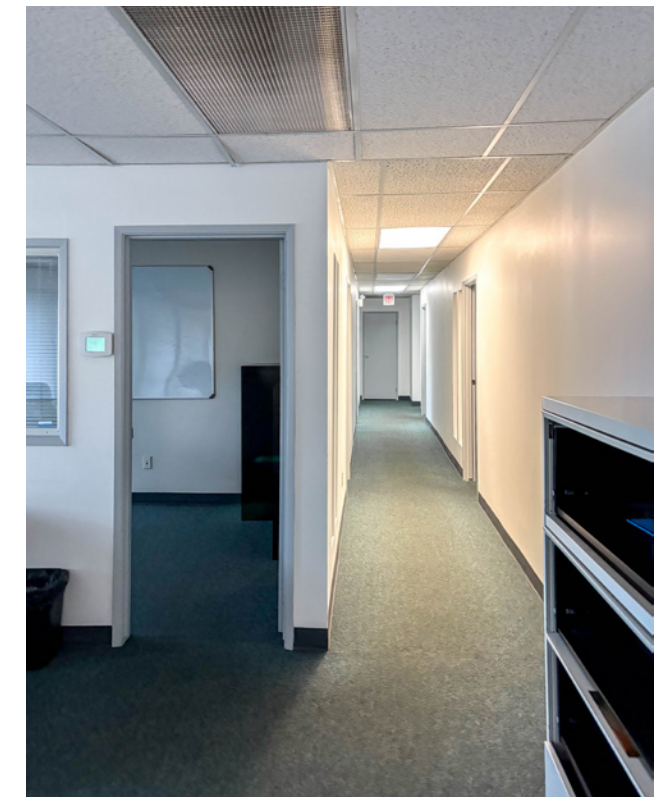
 **Private Entrance:** Tenants have exclusive access to a front private entrance

 **HVAC:** Rooftop HVAC system for heating and air conditioning

 **Security:** Security cameras installed

 **Alarm System:** Tenants have the option to pay for monitoring services

 **Lighting:** Motion lights at the front, lights in the parkade



Nearby amenities

1. Anton's Pasta Bar
2. Artigiano
3. Safeway
4. Eileen Dailly Leisure Pool & Fitness Centre
5. A&W
6. Confederation Park
7. Confederation Park Dog Park
8. McDonald's
9. Chevron - Gas Station
10. The Amazing Brentwood



Drive times

Brentwood	3 mins
Highway 7	6 mins
Highway 1	9 mins
Downtown Vancouver	25 mins



89 VERY WALKABLE

Contact Struan for more information

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