

204 - 5623 IMPERIAL STREET, BURNABY
OFFICE UNIT WITH MULTIPLE PRIVATE OFFICES & RECEPTION

**FOR
LEASE**



WILLIAM | WRIGHT

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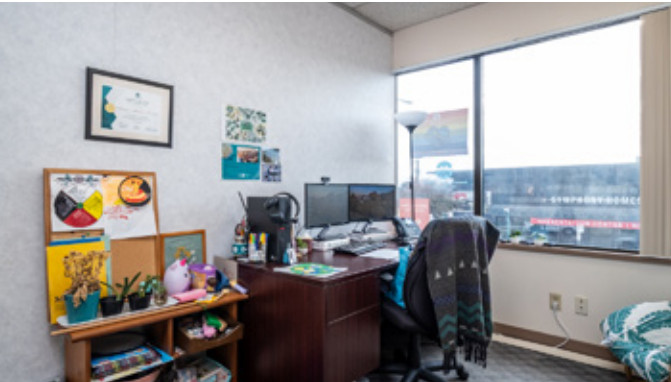
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For Lease
204 - 5623 Imperial Street
Burnaby

Office unit with multiple private offices, reception area, boardroom, kitchenette, HVAC and underground parking stall. C2 Zoning allows a wide variety of uses. The subject property is close to rapid transit (Royal Oak Station) and blocks from Metrotown.



**Situated along high traffic
 Imperial Street Corridor near
 Metrotown**



**Well-maintained building with
 elevator access**



**Efficient layout with private
 offices, open workspace, and
 reception area**



**Ample on-site and street parking
 for staff and clients**

Salient Facts



SIZE

± 2,371 SQFT



PARKING

Underground Available



ZONING

C2



BASIC RENT

\$26/FT

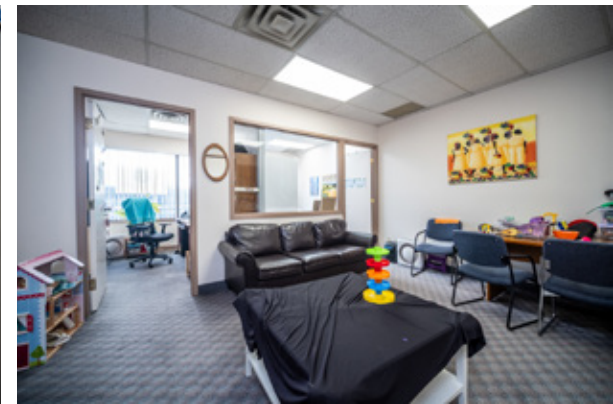
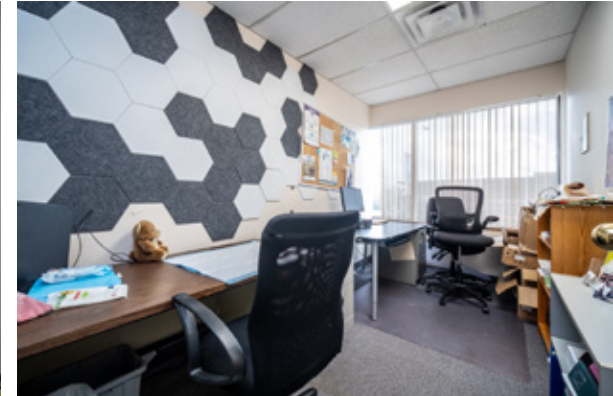
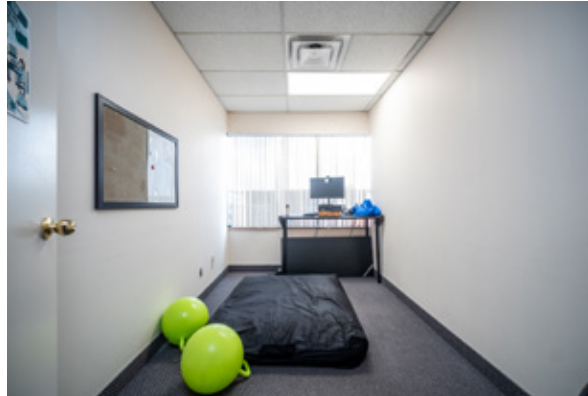


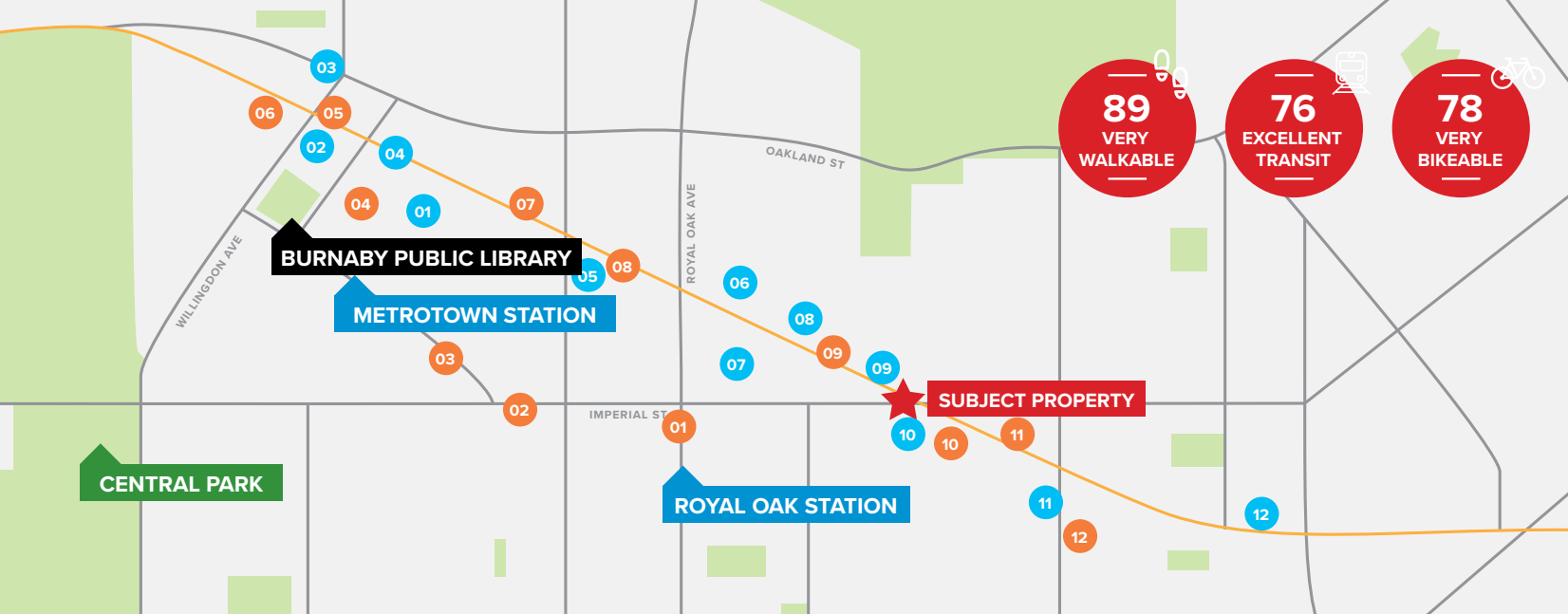
ADDITIONAL RENT

\$10/FT



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





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

Located in a vibrant commercial corridor just north of Kingsway in Burnaby, this second-floor office space at 5623 Imperial Street offers an outstanding positioning for any professional service or healthcare provider. The immediate area enjoys strong pedestrian traffic, high visibility from Imperial Street, and rapid access to public transit and surrounding amenities.

Transit & Commute

Royal Oak Station: 3 minute drive

Downtown Vancouver: 39 minute drive

For More Information Contact

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