

FOR LEASE | OFFICE  
7962A WINSTON STREET  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,200 SF Second Floor Office**
- ▶ **Central North Burnaby Location**
- ▶ **Newly Renovated, Move-In Ready Unit**

**Steve Caldwell**

Personal Real Estate Corporation  
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**Chris McIntyre**

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### Location

The property is located on the south side of Winston Street, midway between Sperling Avenue and Cariboo Road. This location offers quick access to the Lougheed and Trans-Canada Highways.

### Features

- ▶ Newly renovated second floor office unit
- ▶ New laminate hardwood flooring & painted walls
- ▶ 4 private offices & central open plan area
- ▶ New kitchen sink area
- ▶ New bathroom (sink & toilet)
- ▶ Ample natural light
- ▶ Sprinklered
- ▶ Central location with access to transit

### Available Area

1,200 SF second floor office

### Zoning

M-5 (Light Industrial)

### Basic Rent

\$18.00 PSF NNN

### Additional Rent

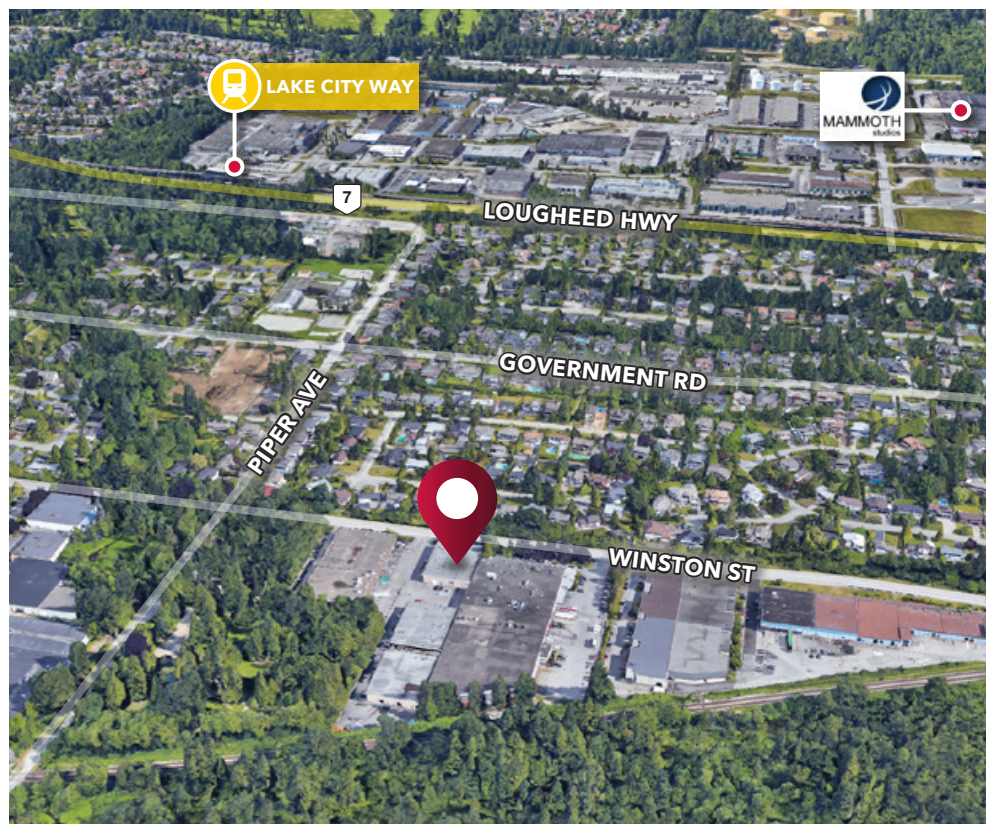
\$7.00 PSF (2024 estimate)

### Total Monthly Rent

\$2,500.00 per month plus GST and utilities

### Availability

Immediate



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