



FOR LEASE  
**7167 GILLEY AVENUE**  
BURNABY, BC

**2,950 SF OFFICE & WAREHOUSE**



**Blake Gozda**  
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**LOCATION**

The subject property is located on Gilley Avenue in the Royal Oak Community Plan, benefitting from convenient access to and from both Kingsway and Marine Way. Easily accessible by Royal Oak Skytrain station and bus transit the property benefits from extensive amenities in the immediate and Metrotown area.

**ZONING**

M4 Special Industrial District permits a wide range of uses including high tech and light manufacturing, wholesale/distribution and business and professional office use.

**PROPERTY FEATURES**

- 19' clear ceiling heights
- Two (2) washrooms
- One (1) Grade Loading Doors
- Reception area
- Forced air gas warehouse heater
- New LED Lighting in Offices
- Three (3) Reserved Parking Stalls
- Fully renovated offices
- New washrooms

**LEASE RATE**

Contact listing agents

**ADDITIONAL RENT (2021)**

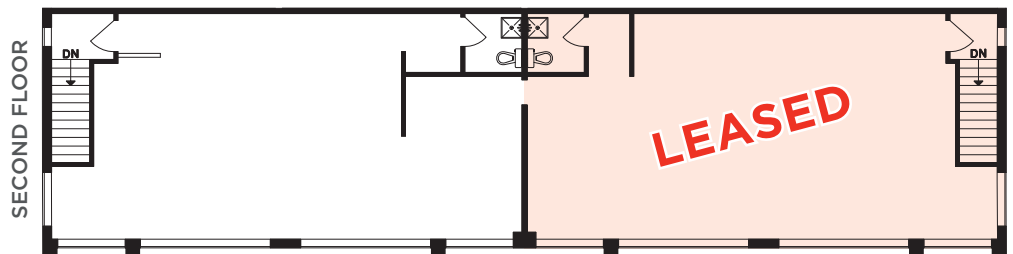
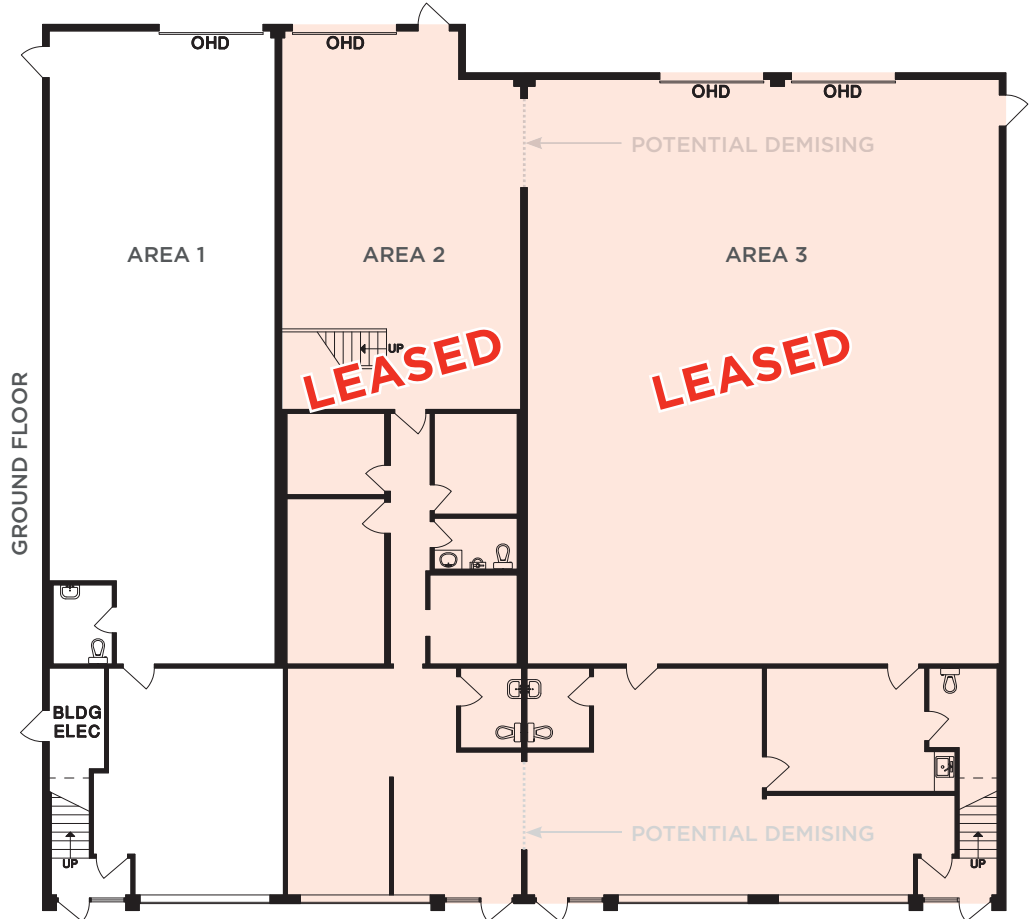
Estimated at \$5.99 psf

**AVAILABILITY**

April 1st, 2022

**AVAILABLE AREA**

AREA 1	
Ground Floor Office	535 sf
Second Floor Office	1,060 sf
Warehouse	1,350 sf
<b>Total Area</b>	<b>2,950 sf</b>



AREA 2	
Ground Floor Office	1,205 sf
Storage Mezzanine	670 sf
Warehouse	675 sf
<b>Total Area</b>	<b>2,550 sf</b>

AREA 3	
Ground Floor Office	1,115 sf
Second Floor Office	1,060 sf
Warehouse	2,805 sf
<b>Total Area</b>	<b>4,980 sf</b>

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