



FOR SALE & LEASE

609 – 6378 Silver Ave, Burnaby BC

Brand-new AAA Office

UK

REAL ESTATE GROUP

Macdonald
COMMERCIAL



HIGHLIGHTS

- AAA office unit situated in “The Centre,” a cutting-edge building located in Downtown Burnaby and conveniently positioned across from the Metrotown SkyTrain station.
- Spacious unit area measuring 1,184 sq ft.
- Comes with 3 included parking stalls for added convenience.
- Newly built in 2021, ensuring modern and up-to-date features and amenities.



SALIENT FACTS

Civic Address:	609 – 6378 Silver Ave Vancouver BC
Unit Area:	1,184 sq ft
Basic Rent:	Contact Agents
Lease Rate:	Contact Agents
Add. Rent:	\$24.50/SF/annum
Zoning:	CD
Year Built:	2021
Parking:	3 stalls included
Asking Price:	\$1,890,000



94

WALK SCORE

Walker's Paradise

Daily errands do not require a car



87

TRANSIT SCORE

Excellent transit

Transit is convenient for most trips.



82

BIKE SCORE

Very Bikeable

Biking is convenient for most trips

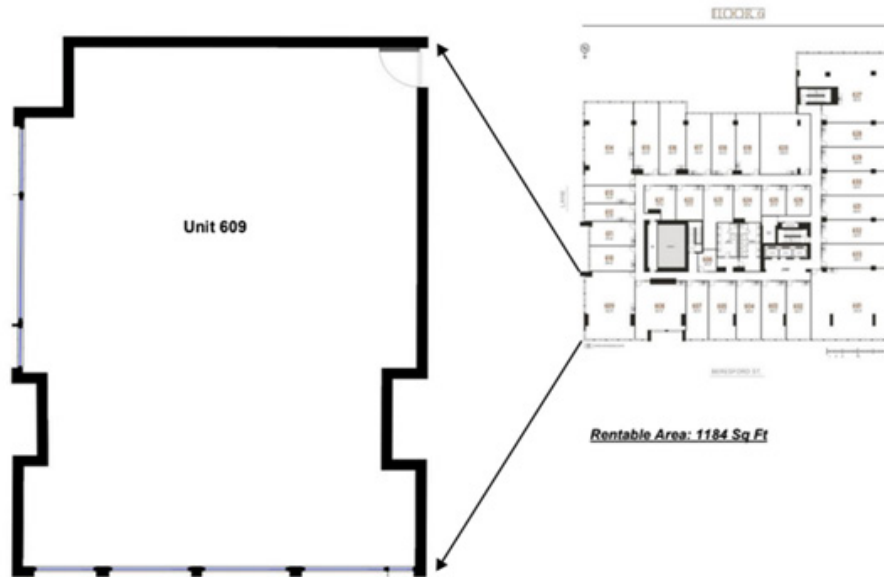
WALK SCORE

6378 Silver Avenue has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

One minute walk from the Expo Line at the Metrotown Station.

Nearby parks include Maywood Park, Kinnee Park and Bonsor/ Metrotown Skatepark.

FLOOR PLAN



BUILDING HIGHLIGHTS

The building offers a range of amenities, including a business lounge with a soundproof phone room, a training room, an executive boardroom, and 5 individual meeting rooms located on the 4th floor. Additionally, on the ground floor of the building, there is a daycare center and a spa.



REAL ESTATE GROUP

KELVIN LUK
Personal Real Estate Corporation
Principal
604.808.8192
kelvin@lukrealestategroup.com

KEVIN LEE
Commercial Broker
778-688-7218
klee@lukrealestategroup.com

ALLAN CHENG
Commercial Broker
778-929-9948
allan@lukrealestategroup.com

member of —



Macdonald
COMMERCIAL

Macdonald Commercial R.E.S. Ltd.
1827 W 5th Ave, Vancouver, BC V6J 1P5
www.lukrealestategroup.com