



RETAIL STRATA UNITS FOR LEASE
4287 - 4299 HASTINGS STREET
BURNABY, BC

NOW PRE-LEASING



MODENA

A rare opportunity to lease prime strata retail units located in the heart of North Burnaby's Heights District.

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MODENA

4287 - 4299 HASTINGS STREET

BURNABY, BC

THE OPPORTUNITY

Modena represents a rare opportunity to lease prime strata retail premises in the North Burnaby market.

With the nearby Safeway, most major financial institutions and a variety of local tenants The Heights District has achieved a good balance of local and regional tenants. Now is the time to secure a prime location in the growth of this dynamic neighbourhood.

LOCATION

Situated on the north west corner of Hastings Street and Madison Avenue, the subject premises are well located in a very desirable section of Hastings Street.

As one of the main east to west gateways into Vancouver, Hastings Street carries an average daily volume of 30,000 vehicles.

With a convenient location, good walk-by traffic and strong drive-by traffic, Modena has all the right attributes that should ensure high exposure and area prominence for years to come.



Hastings Street Elevation Showing Retail Strata Unit Entries.

RETAIL STRATA UNITS FOR LEASE



LANE



HASTINGS STREET

| UNIT | AREA* | STRATA FEES | LEASE RATE |
|-----------|----------|-------------|-------------|
| CRU 1 | 807 sf | \$272.82/mo | \$38.00 psf |
| CRU 2 | 841 sf | \$283.73/mo | \$38.00 psf |
| CRU 3 | 1,434 sf | \$483.80/mo | \$38.00 psf |
| CRU 4 | 1,126 sf | \$381.95/mo | \$38.00 psf |
| CRU 5 & 6 | 2,166 sf | \$731.16/mo | \$42.00 psf |

* Based on preliminary strata plan.

AVAILABILITY
Q1 2018 (estimated)

PROPERTY TAX
\$11.85 psf (estimated 2018)

COMMERCIAL VISITOR PARKING

- 13 underground
- 1 surface
- 1 surface handicap

LOADING
Rear

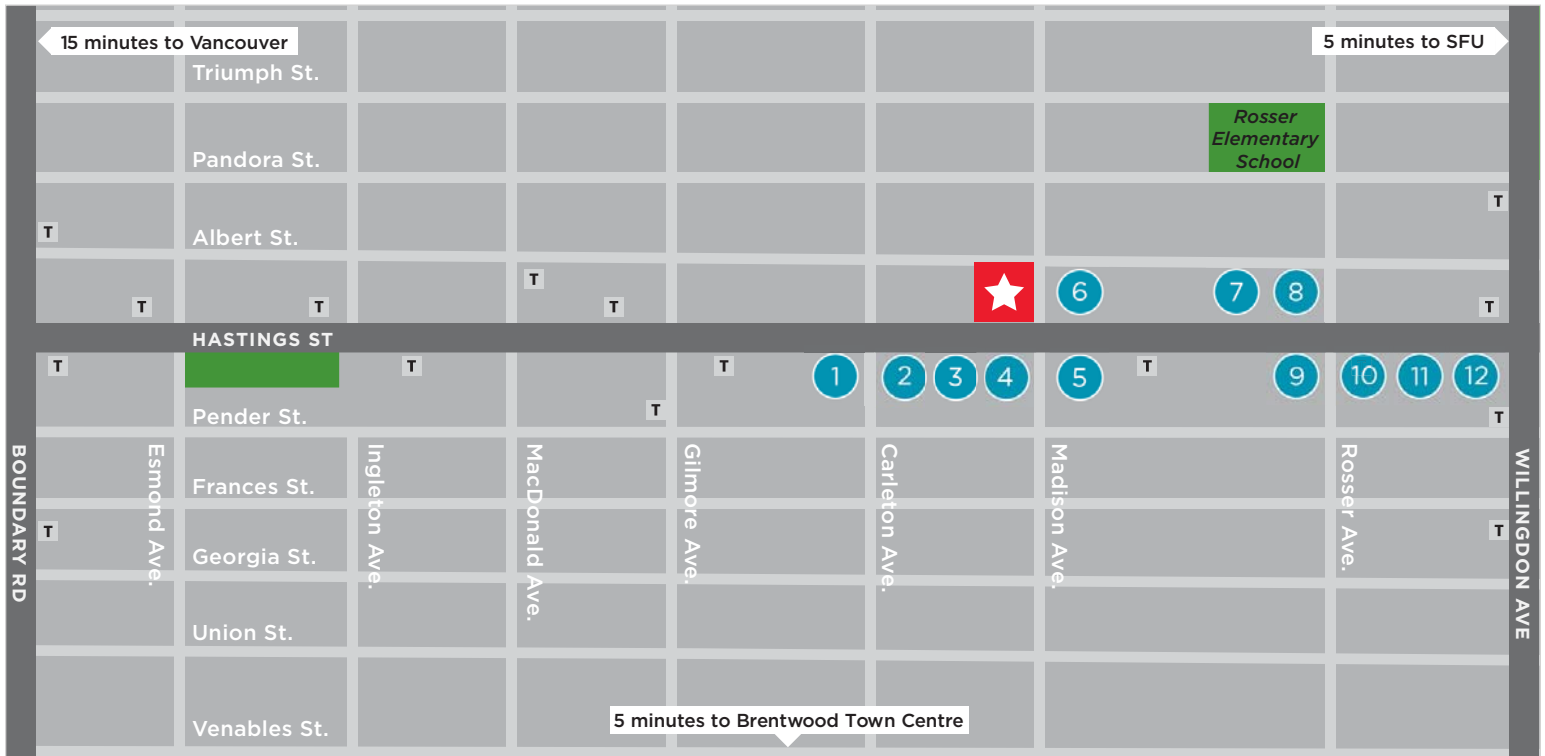


CUSHMAN & WAKEFIELD

RETAIL STRATA UNITS FOR LEASE 4287 - 4299 HASTINGS STREET BURNABY, BC

Area Tenants

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12



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Illustrations, plans, unit sizes and elevations as shown are for general reference only. Refer to disclosure statement.

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