



# GOLD HOUSE UNIT 101

4378 Beresford Street, Burnaby, BC

FOR LEASE - HIGH PROFILE CORNER CRU

SITINGS REALTY LTD.

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1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8



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# PROJECT SUMMARY

Working in Metrotown is highlighted by truly having everything at your doorstep. Gold House is situated in the hub of the neighbourhood and located adjacent to the SkyTrain line which runs along the right-of-way between Central Boulevard and Beresford. You can connect with the rest of Metro Vancouver via the SkyTrain within 20 minutes. In addition, with Gold House fronting on to Beresford Street, your business will benefit from incredible exposure on one of the most traveled and sought after streets in Burnaby.

Highlights include:

- ✦ Excellent exposure on Beresford and Cassie Avenue
- ✦ Landmark building with a dedicated commercial loading area
- ✦ Approximately 15 feet slab to slab clear ceiling heights
- ✦ Located along the Beresford Art Walk, (over \$10 Million of Public Art), which is transforming the area into a culturally significant destination
- ✦ Within a 2 minute walk to Metrotown Station (SkyTrain) and a 7 minute walk to Metropolis at Metrotown Mall
- ✦ Drive Times:
  - 3 minute drive (500 meters) to 99A (Kingsway)
  - 9 minute drive (4.2 km's) to Marine
  - 13 minute drive (3.4 km's) to Highway 1



# DETAILS

✦ Unit Size: 1,546 SF

✦ Availability: Contact Listing Agents

✦ Base Rent: Contact Listing Agents

✦ Commercial Parking: 4 stalls available for rent on a monthly basis at prevailing market rates.

✦ Operational Costs & Taxes (2024): \$28.22 PSF

✦ Walk Score: 92 | Transit Score: 98

# AREA TENANTS



# DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	37,482	92,890	331,025
2029 Populations Projections	45,068	103,063	359,814
2024 Average HH Income	\$91,785	\$103,386	\$114,595
2029 Average HH Income Projections	\$108,114	\$121,338	\$135,692

# CONTACT

**DAVID KNIGHT**

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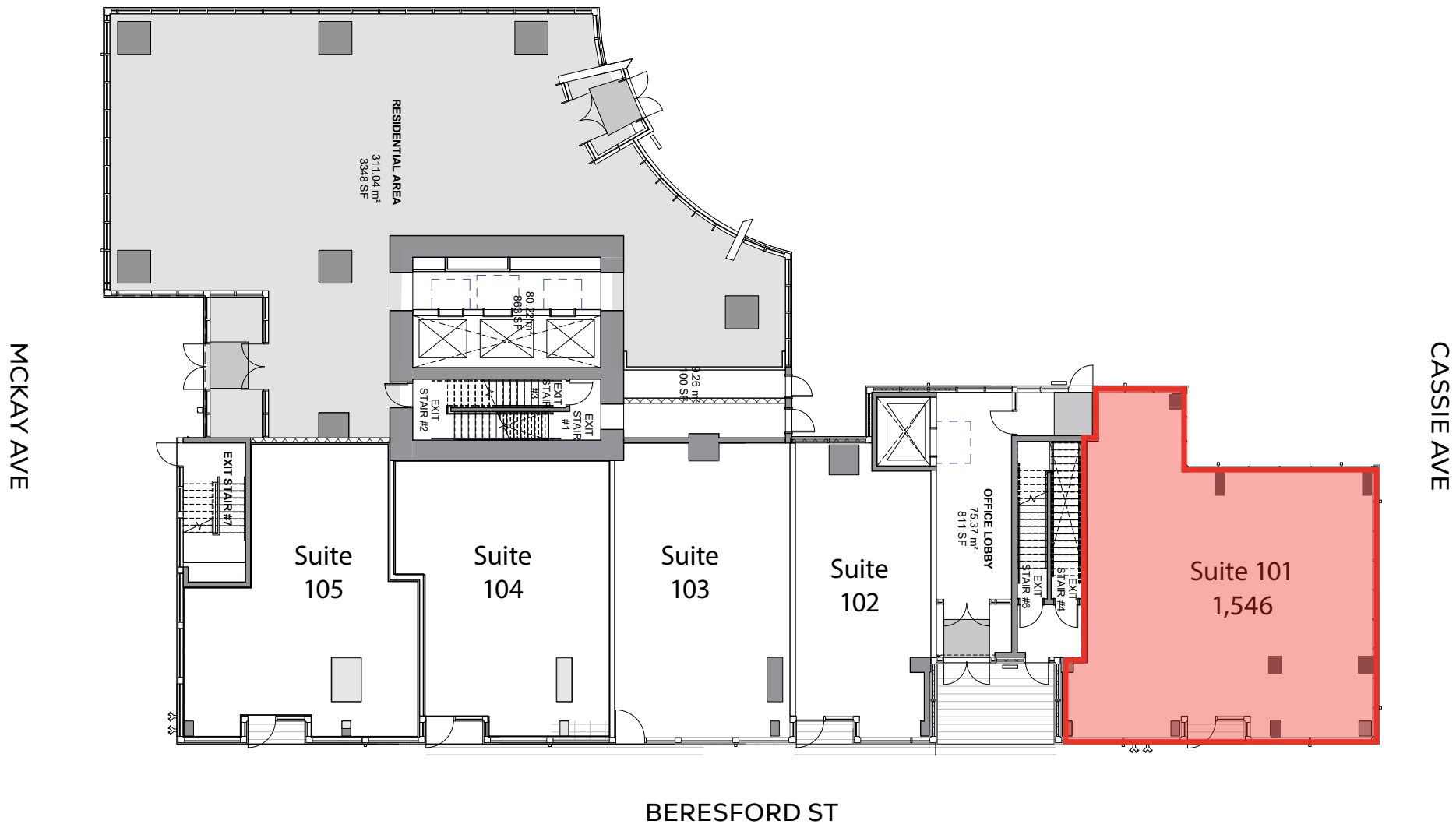
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# FLOOR PLAN





# AERIAL





# INTERIOR PHOTOS





# EXTERIOR PHOTOS

