

LAKE CITY COURT II UNIT 100-8061 LOUGHEED HWY BURNABY, BC

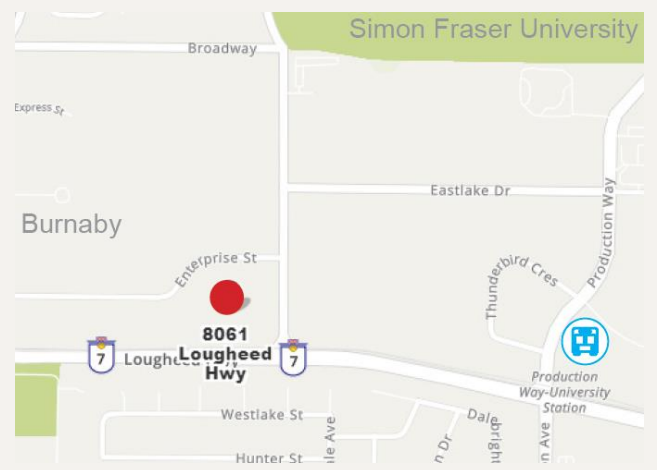
9,555 sf
FOR LEASE



FOR LEASE

FLEX OFFICE/WAREHOUSE PREMISES

Excellent corner flex office/warehouse unit with good exposure to Lougheed Highway and easy access to the Trans-Canada Highway. Conveniently located near the Production Way-University Skytrain Station.



TIM EVANS

Director, Leasing //

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BentallGreenOak (Canada) LP, Brokerage//<http://bentallgreenoakleasing.com/>

This information has been obtained from sources deemed reliable. All information is subject to change including price, errors, omissions, withdrawal, notice or any other condition with no warranty given to the accuracy.



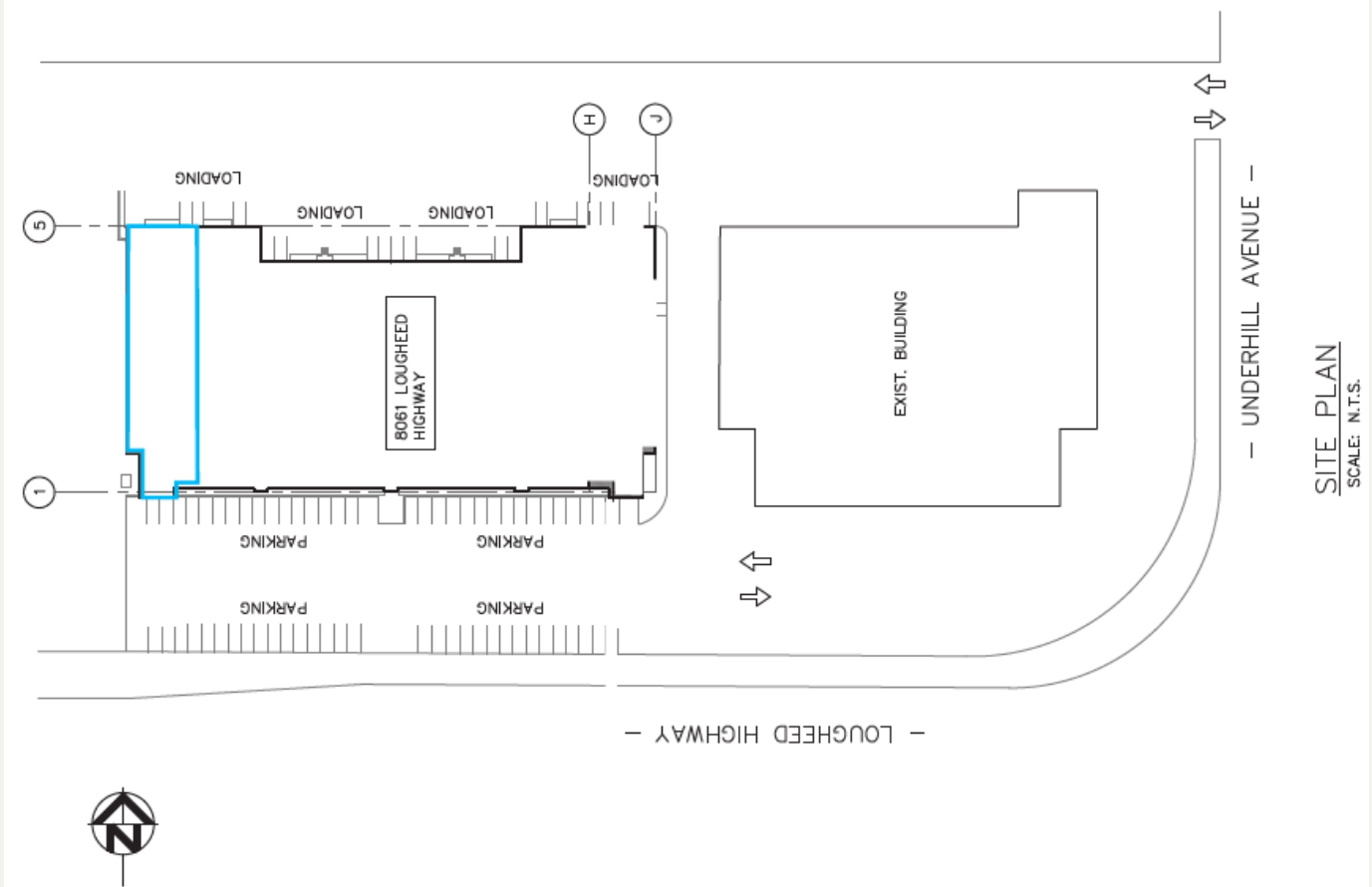
SPECIFICATIONS

UNIT 100 - 8061 LOUGHEED HWY
BURNABY, BC

Available August 1, 2021

- Mezzanine (Office): 2,452 sf
- Main Floor (Office/Warehouse): 7,103 sf
- Total Rentable Area: 9,555 sf
- Basic Rent: Upon Request
- (2021 Estimated) Operating Expenses & Taxes: \$7.17 psf

- Clear Height: 25'
- 1 Grade Door
- Ample on site parking and bike storage
- HVAC system throughout the Office
- CD/M5 Zoning - Suited for a variety of Industrial and Office related uses.
- Power Supply: 200 AMPS/600 VOLTS/ 3 PHASE
- Sprinklered building



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