

# FOR LEASE

# EASTLAKE CAMPUS

8327 – 8339 EASTLAKE DRIVE, BURNABY, BC

EASTLAKE CAMPUS IS PLEASED TO WELCOME **BLACKBERRY, NOVADAQ, TOSHIBA, RACEFACE, SCM INSURANCE, GREENLIGHT INNOVATION, AVL FUEL CELL** AND OTHERS TO THIS SIGNATURE FACILITY

**eastlake**  
CAMPUS

**CAMPUS STYLE DEVELOPMENT**  
WITH OFFICE & FLEX-INDUSTRIAL OPPORTUNITIES

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8339

8337

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8331

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8327

EASTLAKE DRIVE

## LOCATION

The Eastlake Campus is located in the Lake City business district of Burnaby, BC, an adjacent suburb to Vancouver. Lake City is one of the most desirable business locations in the Lower Mainland due to its central location within Metro Vancouver, proximity to the Downtown core and its direct service by SkyTrain.

## THE DEVELOPMENT

The Eastlake Campus consists of 6 multi-tenant or build-to-suit flex style buildings, totaling approximately 310,000 sf. The state-of-the-art concrete construction, 'curtain wall' style glazing and architectural features offer an unparalleled work environment, all in a landscaped, campus style location.

## ZONING

The property is zoned CDM5 Industrial District which permits a wide variety of light industrial uses and high tech uses including general warehousing, wholesaling/distribution, assembly, laboratory and office.

## NEARBY AMENITIES

- Restaurants: Subway, Megabite Pizza, Sushi Kaku and Seattle's Best Coffee
- Mac's Convenience Store/CIBC ATM
- Burnaby Mountain Golf Course
- Westbound on SkyTrain Brentwood features 110+ stores including: Whole Foods, London Drugs and a wide variety of restaurant, banking and retail amenities
- Eastbound on SkyTrain is Lougheed Mall featuring over 140 stores anchored by: The Bay, Walmart and SportChek
- Burnaby Mountain "Urban Trail" runs directly along the northern border of the property

## AVAILABILITIES

### 8331 EASTLAKE DRIVE

SUITE	AVAILABLE AREA	AVAILABILITY	LEASE RATE
104	1,966 sf	Available Immediately	Contact Listing Agents
109/110	4,120 sf	Available Immediately	Contact Listing Agents
111	2,060 sf	Available Immediately	Contact Listing Agents
109/110/111	6,180 sf	Available Immediately	Contact Listing Agents

### 8337 EASTLAKE DRIVE

\$10.74 psf (estimated 2023)

SUITE	AVAILABLE AREA	AVAILABILITY	LEASE RATE
101	2,376 sf	Available Immediately	Contact Listing Agents
118	2,014 sf	-	Contact Listing Agents
118	2,014 sf	-	Contact Listing Agents
121	2,014 sf	<b>LEASED</b>	

## PROPERTY FEATURES

- 310,000 sf development consisting of 6 multi-tenant/build-to-suit flex buildings
- Office & light industrial bays from 2,000 sf
- Grade loading doors
- 20' - 24' warehouse ceilings
- 13' ceiling height in ground level office areas
- Abundance of on-site and nearby amenities
- Bread X Butter Café in Building 1A (8327 Eastlake Drive): new café for all tenants, offers catering services too
- SkyTrain in close proximity



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