

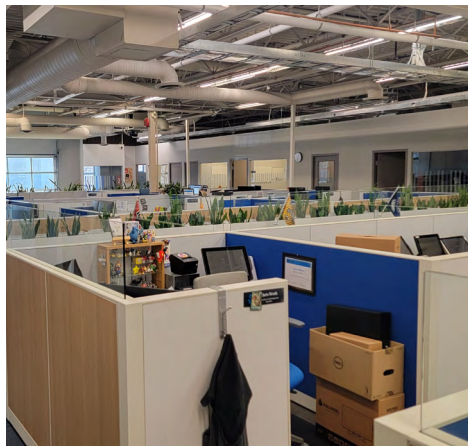
# FOR LEASE

Multiple Units | 8585 Baxter Court, Burnaby, BC



Fully Improved Office & Production Spaces

Potential to Demise into Smaller Units



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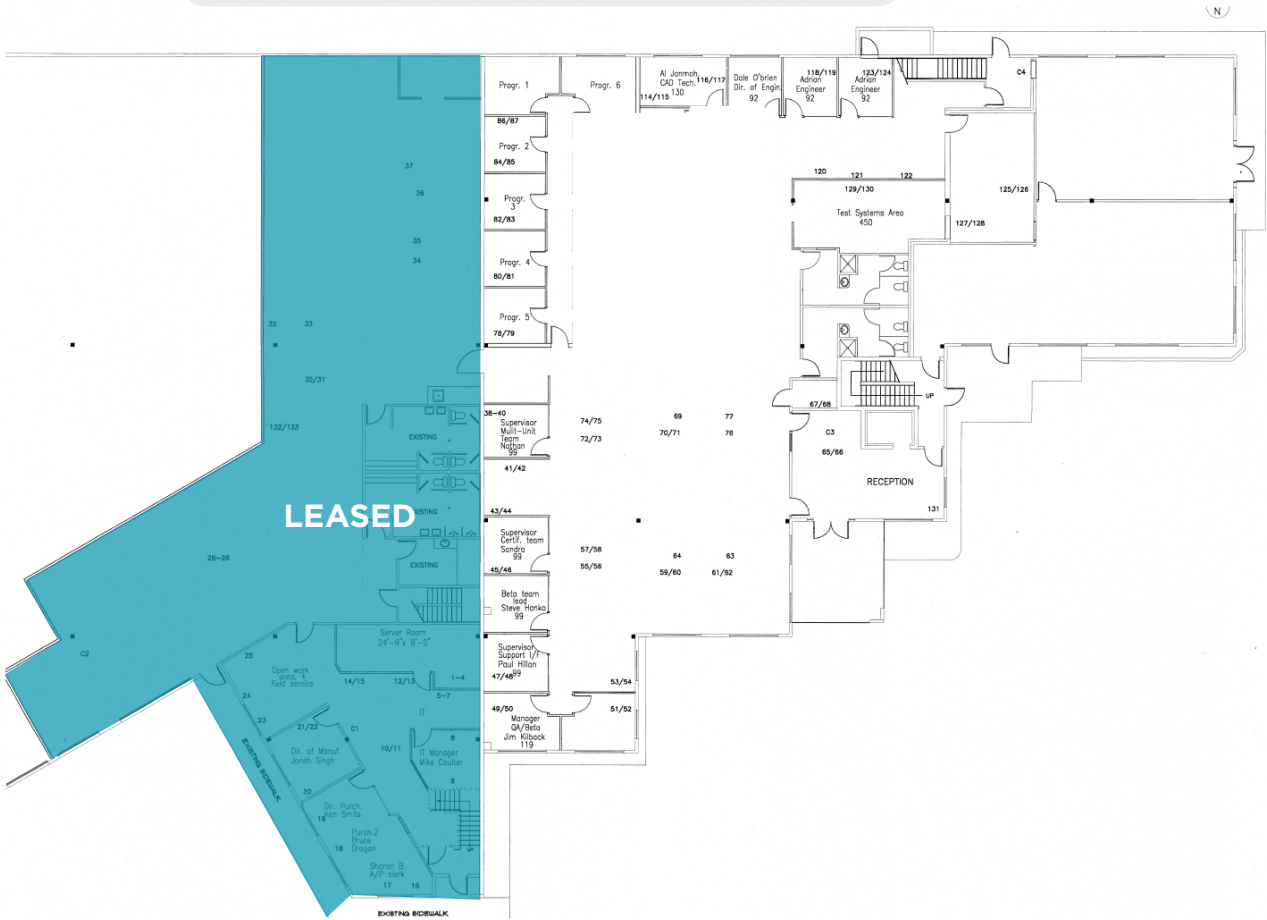
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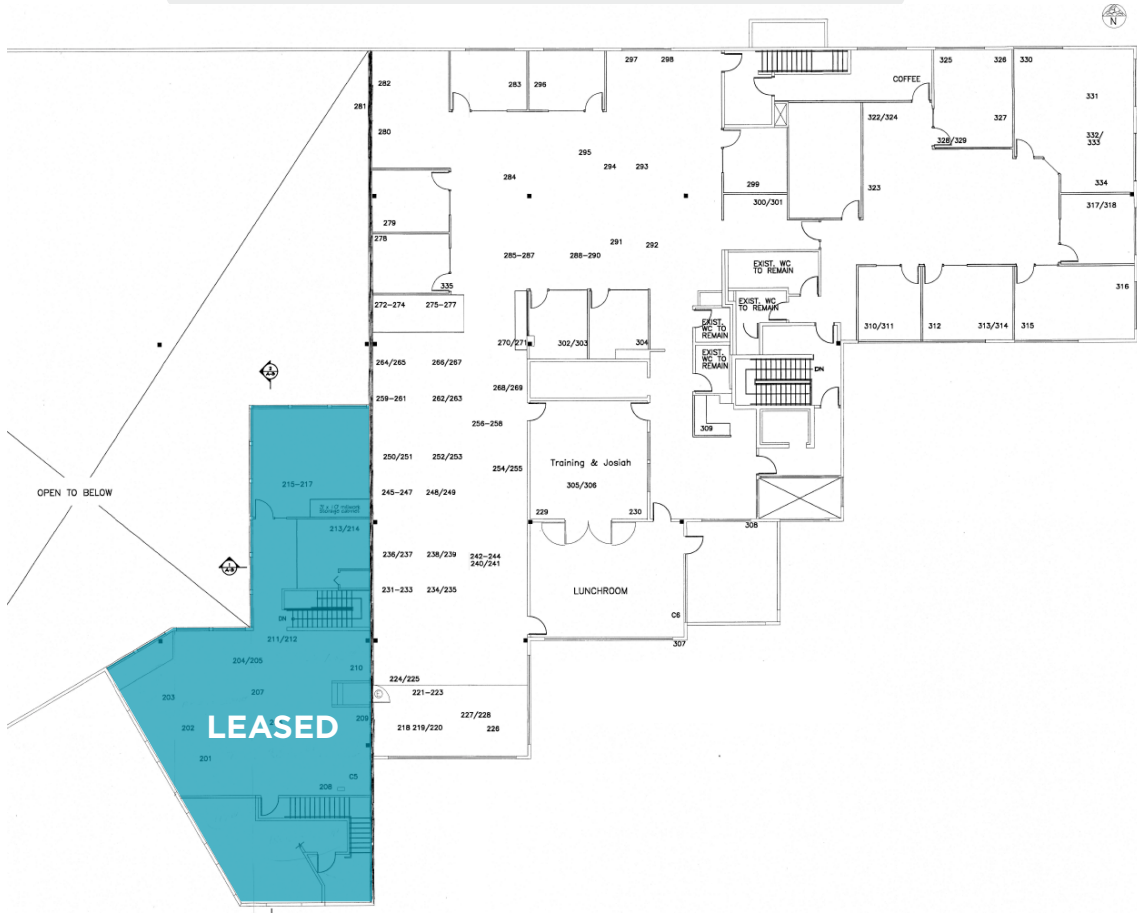
PREMISES FOR LEASE

- 2 level office & production space
- Private elevator connecting each level
- Private 2nd floor deck area
- Exceptional quality finishing
- Fully air-conditioned offices
- Mix of open plan and perimeter private offices
- Kitchenettes on each level & staff room with full kitchen on 2nd floor
- Two grade level loading doors
- 31 free parking stalls

UNIT 300 - MAIN FLOOR PLAN 10,724 SF



UNIT 300 - SECOND FLOOR PLAN 8,083 SF



AVAILABILITIES:

|                       |                                                                                                                        |
|-----------------------|------------------------------------------------------------------------------------------------------------------------|
| Unit 300              | 18,807 SF Office/Flex                                                                                                  |
| Unit 400              | 2,009 SF Low Ceilinged Warehouse/Flex Office                                                                           |
| Units 200/300         | 27,188 SF (18,807 SF Office/Flex & 8,381 SF Warehouse/Office)*                                                         |
| Units 100/200/300     | 35,607 SF (8,419 SF Warehouse & 18,807 SF Office/Flex & 8,381 SF Warehouse/Office)*                                    |
| Units 100/200/300/400 | 37,616 SF (8,419 SF Warehouse & 18,807 SF Office/Flex & 8,381 SF Warehouse/Office & 2,009 SF Low-Ceilinged Warehouse)* |
| Units 300/400         | 20,816 SF (18,807 SF Office/Flex & 2,009 SF Low-Ceilinged Warehouse)                                                   |

\*May be possible upon request

LOCATION

8585 Baxter Place is located in the Lake City Business District of Burnaby, BC. 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.

ZONING

The property is zoned M3 with CD-M5 potential.

NEARBY AMENITIES

- Restaurants: Subway, Megabite Pizza, Sushi Kaku and Seattle's Best Coffee
- Mac's Convenience Store/CIBC ATM
- Burnaby Mountain Golf Course
- Within a short distance, both east and west, are Lougheed and Brentwood Malls offering numerous restaurant, banking, grocery and other retail amenities
- Burnaby Mountain "Urban Trail" runs directly along the northern border of the property

OPERATING COSTS & PROPERTY TAXES

\$7.70 PSF (2026) plus 5% of Basic Rent as a management fee.

LEASE RATE

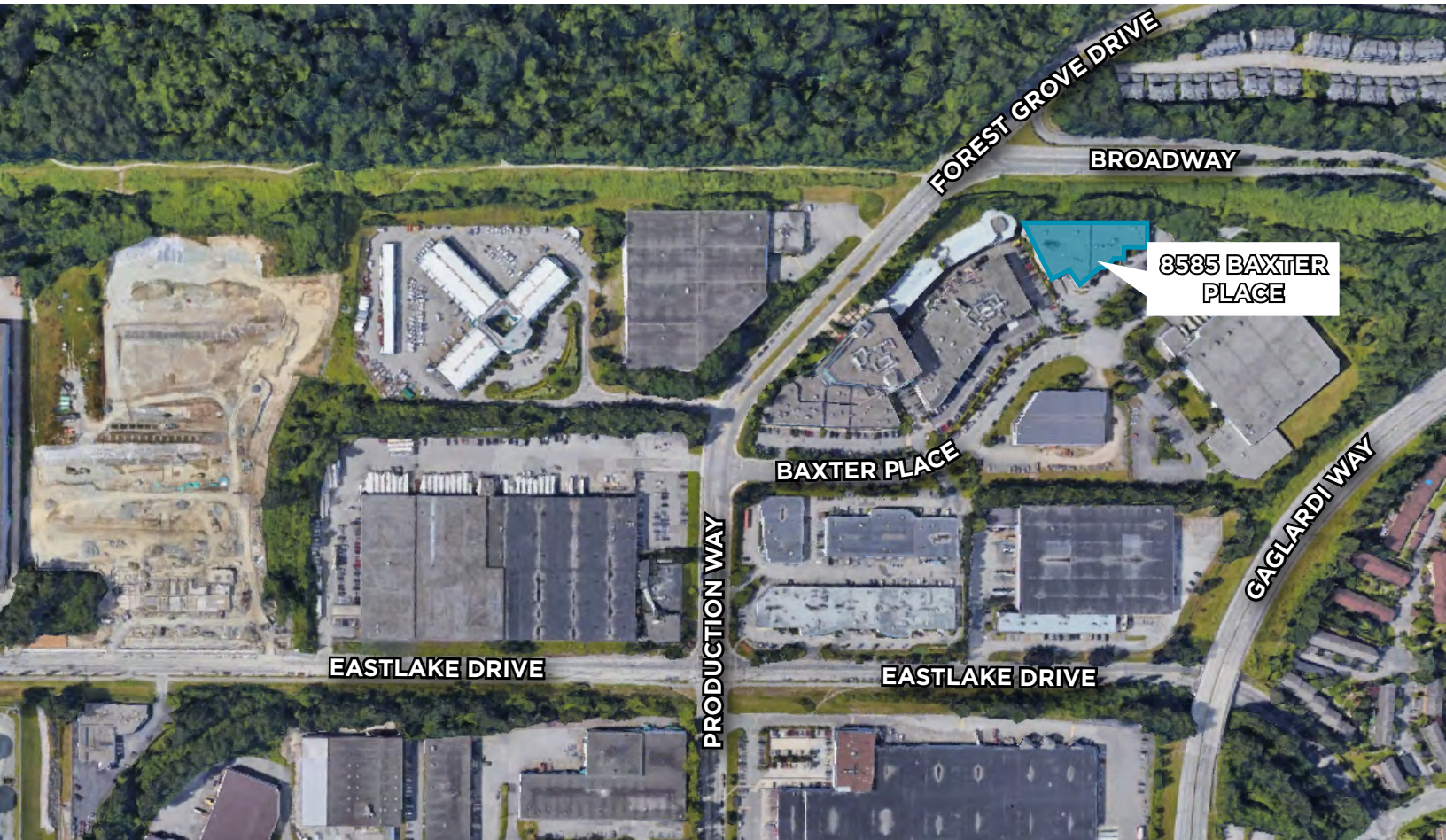
\$19.95 PSF per annum net on an "as is" basis.

AVAILABILITY

Immediate

# FOR LEASE

#300 | 8585 Baxter Court, Burnaby, BC



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