



FOR SUBLEASE

Multiple Industrial/ Office Units in Lakeview Business Park

Units 102, 208 - 209 - 4288 Lozell Avenue,
Burnaby

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Opportunity & Location

The subject properties are strategically located in Lakeview Business Park, situated on the north side of Burnaby Lake, one block from Winston Street. Access is excellent from Lougheed highway and the TransCanada Highway. This location is ideal for businesses seeking a strategic base in the Lower Mainland with excellent transportation links and functional space.

Available Areas *

	Unit 102	Unit 208 - 209
Warehouse/Office	1,195 SF	4,002 SF

Sublease Expiry

Unit 102 - January 31, 2028

Unit 208 - 209 - September 30, 2028

Features

- 19' clear in warehouse
- Kitchenettes
- Polished concrete floors
- HVAC controlled offices
- Private offices
- Designated parking stalls
- 1 bathroom per floor
- Shower (in unit 208)

Available

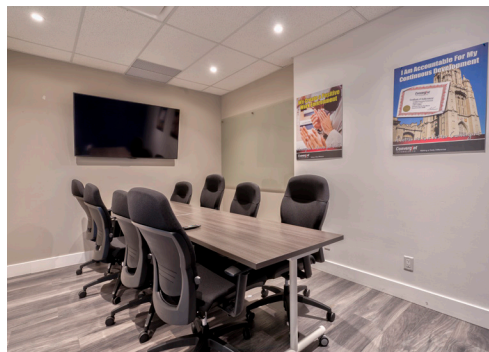
30 - 45 days' notice

Asking Sublease Rate

\$19.50/SF (net)

Additional Rent

\$9.00/SF (est. 2026)



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