

FOR LEASE | OFFICE/WAREHOUSE
#113 - 4268 LOZELLS AVENUE
BURNABY, BC



- ▶ **2,488 SF**
- ▶ **Located in Lakeview Business Park**

Location

The subject property is 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 Trans-Canada Highway.

Highlights

- ▶ High-end office finishes
- ▶ Tilt-up concrete construction with ample glazing
- ▶ Facility constructed in 2012

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Zoning

M-5 (Light Industrial) allows many light manufacturing, assembly, wholesale, storage, and office uses.

Features

Main Floor Office

- ▶ Reception area
- ▶ 3 private offices with glass inserts
- ▶ 1 handicap accessible washroom
- ▶ Window coverings

Second Floor Office

- ▶ Large front windows with ample natural lights
- ▶ 2 private offices with glass inserts
- ▶ Open area floor plan
- ▶ Carpeting throughout
- ▶ Coffee bar and sink with granite counters
- ▶ 1 washroom with shower
- ▶ HVAC
- ▶ Private entrance

Main Floor Warehouse

- ▶ One large 10'x14' grade level loading door
- ▶ 3 phase 100 amp electrical service
- ▶ 21' clear ceiling heights
- ▶ Fully insulated walls
- ▶ Overhead gas unit heater



Available Space

| | |
|----------------------|-----------------|
| Main Floor Office | 820 SF |
| Second Floor Office | 868 SF |
| Main Floor Warehouse | 800 SF |
| Total | 2,488 SF |

Parking

2 stalls out front of unit plus area at rear of unit

Rental Rate

\$18.00 PSF

Taxes & Operating Costs (2020)

\$5.15 PSF

Total Monthly Rent

\$4,799.77 + GST + utilities

Availability

September 1, 2020



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