



8527

1,595 SF OF SPACE

FOR SUBLEASE

GROUND FLOOR // UNITS 102 & 103
8337 EASTLAKE DRIVE
Burnaby, BC



**CUSHMAN &
WAKEFIELD**

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THE OPPORTUNITY

Opportunity to Sublease 1,595 sf of ground floor space at the highly coveted Eastlake Campus.

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.

PROPERTY FEATURES

- 13' ceiling height
- Located in the Lake City business district of Burnaby
- Abundance of nearby and on-site amenities
- SkyTrain in close proximity

AVAILABLE

January 1, 2024

REMAINING TERM

Until December 30, 2025

ASKING SUBLEASE RATE

Contact listing agents

ADDITIONAL RENT

\$10.74 psf (estimated for 2023)

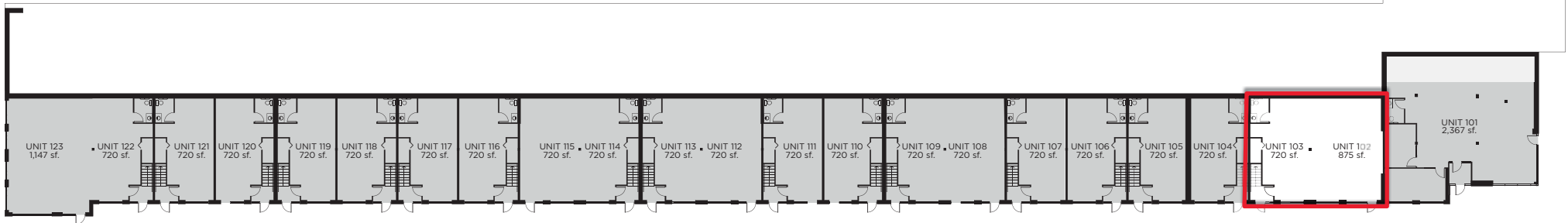
ZONING

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, Megabyte 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 anchored by: The Bay, Walmart and SportChek, features over 140 stores Burnaby Mountain "Urban Trail" runs directly along the Northern border of the campus

GROUND FLOOR



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