

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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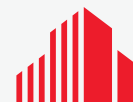
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Sun Life
INVESTMENT MANAGEMENT



ADERA



**CUSHMAN &
WAKEFIELD**

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EASTLAKE CAMPUS

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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	Contact Listing Agents
109/110	4,120 sf	Available	Contact Listing Agents
111	2,060 sf	Available	Contact Listing Agents
109/110/111	6,180 sf	Available	Contact Listing Agents
113/114	4,026 sf	Available	Contact Listing Agents

TAXES & OPERATING COSTS

UNIT 104: \$13.27 PSF (estimate 2024)
UNIT 109/110/111: \$12.85 PSF (estimate 2024)

8337 EASTLAKE DRIVE

\$10.74 psf (estimate 2024)

SUITE	AVAILABLE AREA	AVAILABILITY	LEASE RATE
116	1,920 sf	Available	Contact Listing Agents

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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