



FOR LEASE

Up to 9,933 SF North Burnaby Office/Warehouse Unit

Units 107 & 109 - 8575 Government Street,
Burnaby

Todd Scarlett
Personal Real Estate Corporation
Senior Vice President
604-603-3632
todd.scarlett@colliers.com

Adam Mitchell
Personal Real Estate Corporation
Vice President
778 229 9200
adam.mitchell@colliers.com

Jack Bougie
Associate
604 329 4110
jack.bougie@colliers.com



For Lease: Units 107 & 109 – 8575 Government Street, Burnaby

Opportunity & Location

8575 Government Street is situated within the Winston-Government corridor of North Burnaby. The subject property is ideally positioned, approximately two blocks equidistant from the Lougheed and Trans Canada Highway, offering quick access to all points of Metro Vancouver. Public transportation is available through the Production Way SkyTrain Station just minutes away, and bus service essentially directly in front of the premises.

Available Areas*

	Unit 107	Unit 109
Warehouse	3,902 SF	3,010 SF
Ground Floor Office	954 SF	1,094 SF
Second Floor Office	973 SF	-
Total	5,829 SF	4,104 SF

*Areas are approximate and to be verified

Unit Features

- 22' clear warehouse ceiling height
- One (1) dock level door per unit
- One (1) grade level door per unit
- Nicely finished office space
- 3-phase electrical service
- Ample on-site parking

Available

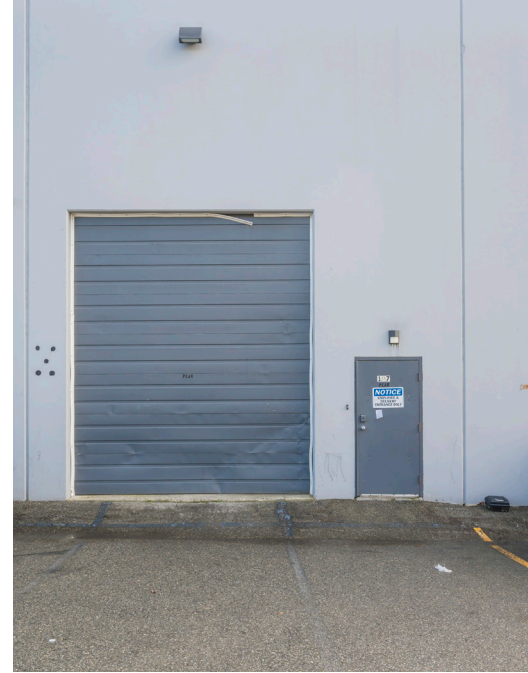
Immediately

Asking Lease Rate

\$19.50 per SF, per annum (net)

Additional Rent

\$7.84 per SF, per annum (2026 estimate)



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