

FOR LEASE | OFFICE
3738 KEITH STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



► 2,135 SF 2nd Floor Office

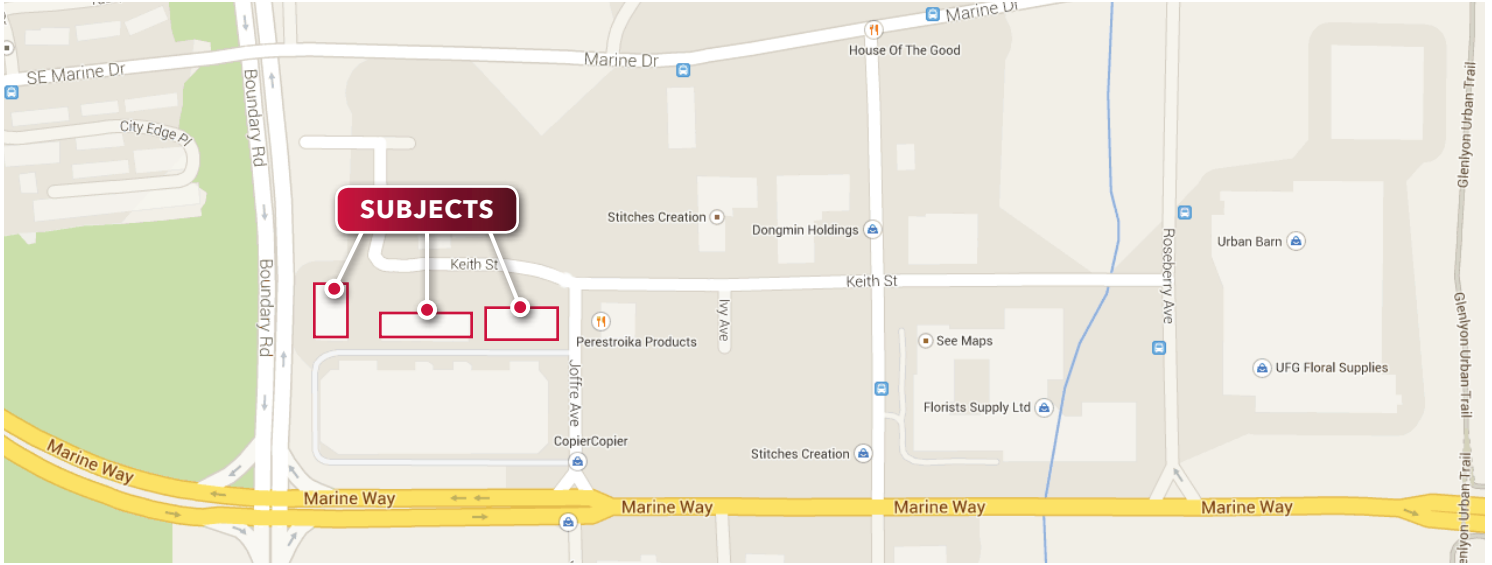
Location

Centrally located on the Burnaby/Vancouver border in Big Bend Industrial sub-market, this property is only 10 minutes from Highway 1, 25 minutes to downtown and 20 minutes to the airport. The Big Bend area of South Burnaby is becoming increasingly attractive for businesses that are looking for employee amenities and easy access to Vancouver's surrounding municipalities.

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Lease Rate (Basic Rent)

Building B – \$13.00 PSF net

Additional Rent (2019)

\$4.00 PSF

Zoning

M-5 Industrial

Availability

Immediate

Warehouse Features

Building A & Building C

- ▶ 30' clear ceiling height
- ▶ T-5 lighting
- ▶ Sprinklered
- ▶ Dock and grade loading
- ▶ Concrete tilt-up construction
- ▶ Ample parking
- ▶ 200A power 120V 3 phase per bay

Building B (Warehouse)

- ▶ 26' clear ceiling height
- ▶ Offices over 2 levels
- ▶ (5) Five grade doors
- ▶ Concrete block construction
- ▶ Drive-through capability
- ▶ Rear secure yard area
- ▶ 3 phase power
- ▶ Exposure to Boundary Road

Office Area (2nd Floor)

- ▶ Three(3) Oversized offices
- ▶ Open Plan Area
- ▶ Boardroom
- ▶ Male and Female Washrooms
- ▶ Private Entrance
- ▶ Skylights
- ▶ Reception Area
- ▶ HVAC System

BUILDING A



BUILDING B



Building A

UNIT 1

Ground floor	2,951 SF
Mezzanine	1,025 SF
Total	3,976 SF

UNIT 2

Ground floor	2,951 SF
Mezzanine	1,016 SF
Total	3,967 SF

UNIT 3

Ground floor	2,951 SF
Mezzanine	1,016 SF
Total	3,967 SF

UNIT 4

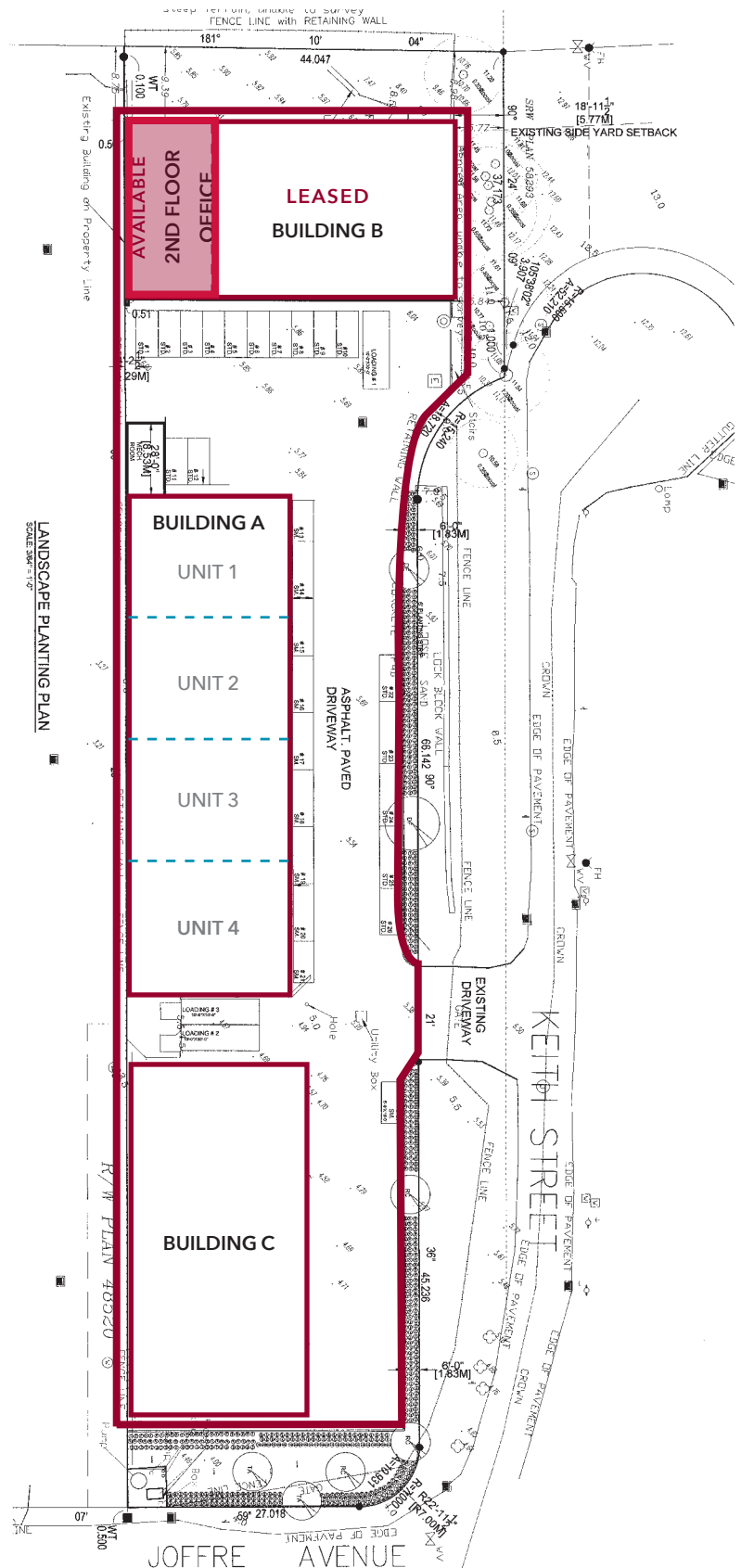
Ground floor	2,951 SF
Mezzanine	1,025 SF
Total	3,976 SF

Building B

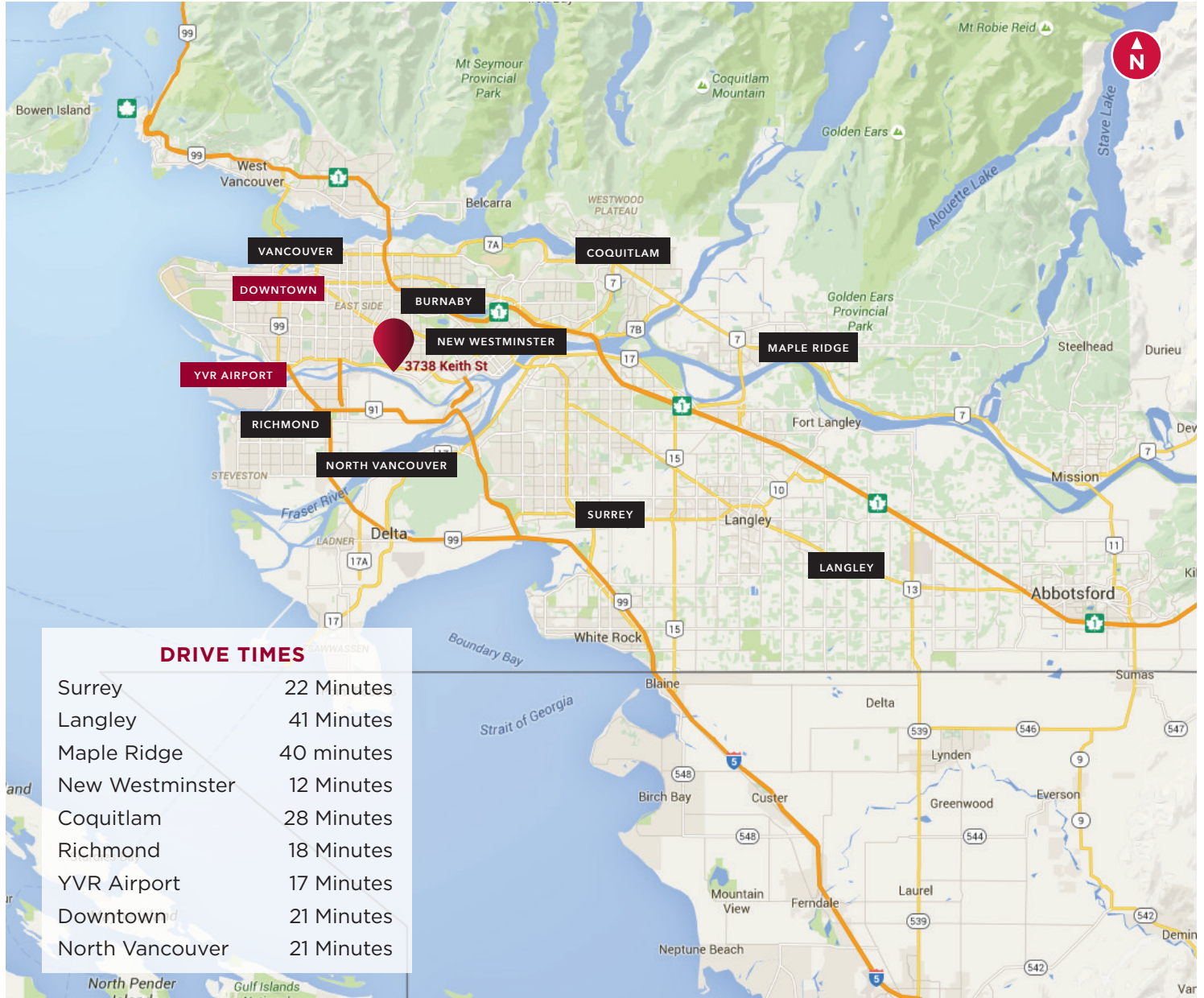
2nd floor office	2,135 SF	Available
Office main floor	2,135 SF	
Warehouse	6,579 SF	
Total	10,848 SF	

Building C

Ground floor	8,836 SF
Build-to-suit offices	



Gateway Program



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