

FOR LEASE | OFFICE
UNITS 201 & 202 - 4238 LOZELLS AVENUE
BURNABY, BC



- ▶ **5,439 SF "A" Class Office Space**
- ▶ **Lakeview Business Park**
- ▶ **Walking Distance to Transit**
- ▶ **Ample Parking**

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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.

Features

- ▶ High end office finishings
- ▶ 18 private offices
- ▶ Server and storage room
- ▶ Boardroom
- ▶ Kitchen/lunchroom
- ▶ HVAC controlled offices
- ▶ Shower facility
- ▶ Tilt-up concrete construction with ample glazing
- ▶ Facility constructed in 2012
- ▶ Walking distance to rapid transit (Lake City Way)

Zoning

M-5 Light Industrial - Allows for many light manufacturing assembly, wholesale, storage and office uses.

Available Area

5,439 SF second floor office

Parking

Up to ten (10) dedicated parking stalls

Basic Rent

\$17.95 PSF NNN

Additional Rent (2019)

\$6.72 PSF

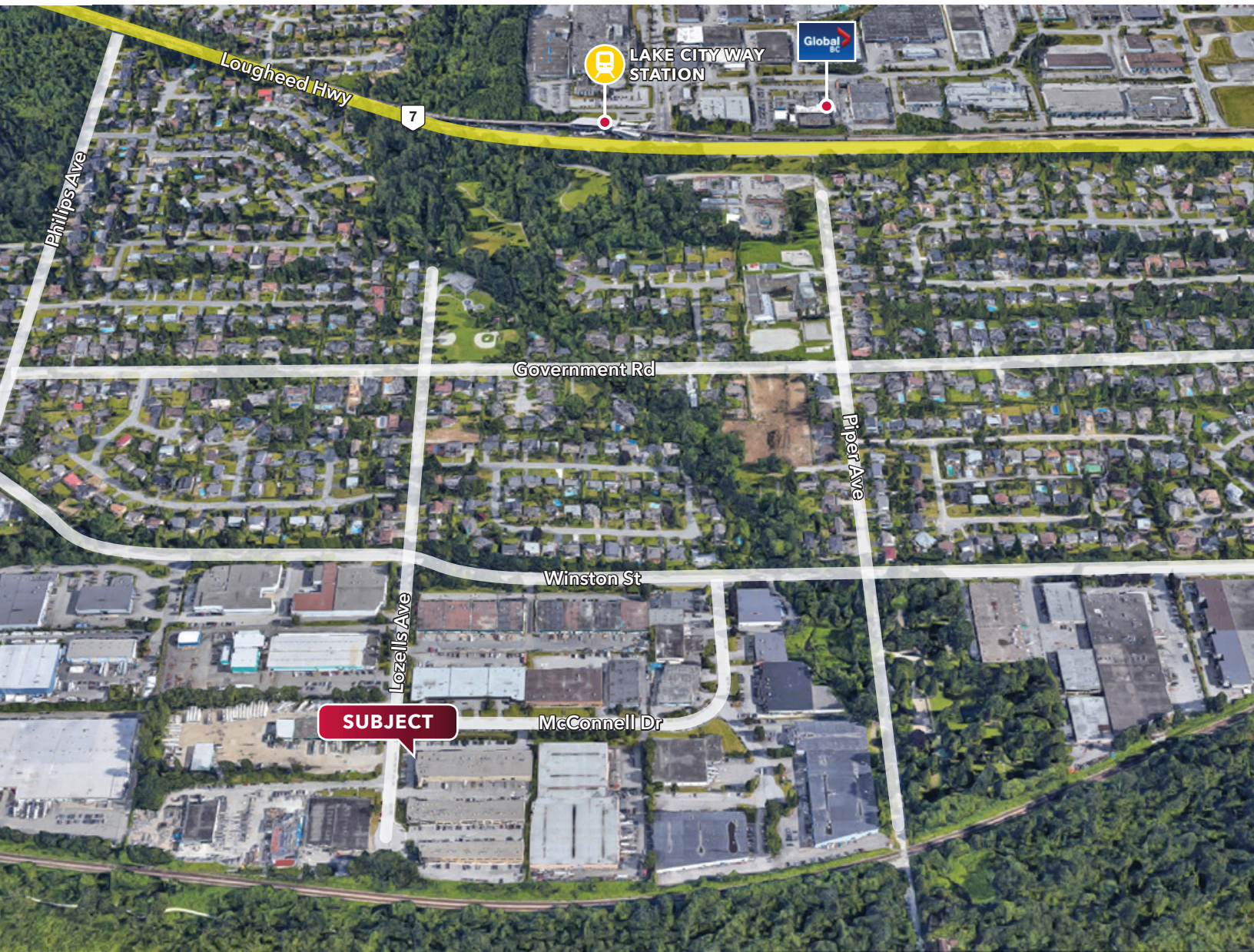
Total Rent

\$11,181.68 per month plus GST and utilities

Availability

April 1, 2020





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