



- ▶ **Two High Profile Units Ranging from 5,277 to 11,677 SF**
- ▶ **Potential Presentation Centre, Showroom, and Light Storage Area**
- ▶ **Ample On-Site Parking**

### Location

The subject property is located on the southeast corner of Lougheed Highway and Douglas Road in the Brentwood area of Burnaby. This strategic location allows for excellent exposure and access to the Lougheed Highway, one of Greater Vancouver's major arteries. The property is in close proximity to the Trans-Canada Highway. These two major highways allow for quick and convenient access to all areas of Greater Vancouver. Brentwood is rapidly being re-developed with high rise residential buildings, creating a new town centre area.

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### Site Description

The site is approximately 1.02 acres with nearly 400 feet of frontage on both Lougheed Highway and Douglas Road. The building is built into a hill with both levels having ground level access.

### Building Description

The property is currently divided into two separate rental areas. The upper level comprising 11,677 SF is partially leased to Beedie Living for a presentation centre. The balance of the upper level comprising 6,400 SF was formerly occupied by Kitchen Craft Cabinets. The lower ground floor is also being used by Imani Developments as a presentation centre.

### Available Area

2148 Douglas	6,400 SF
2150 Douglas	5,277 SF
<b>Total</b>	<b>11,677 SF</b>

### Zoning

M-2 (Industrial) permitting a wide range of uses. Contact agents for detailed zoning info.

### Basic Rate

\$16.00 PSF

### Operating Costs

\$11.00 PSF

### Total Monthly Rent

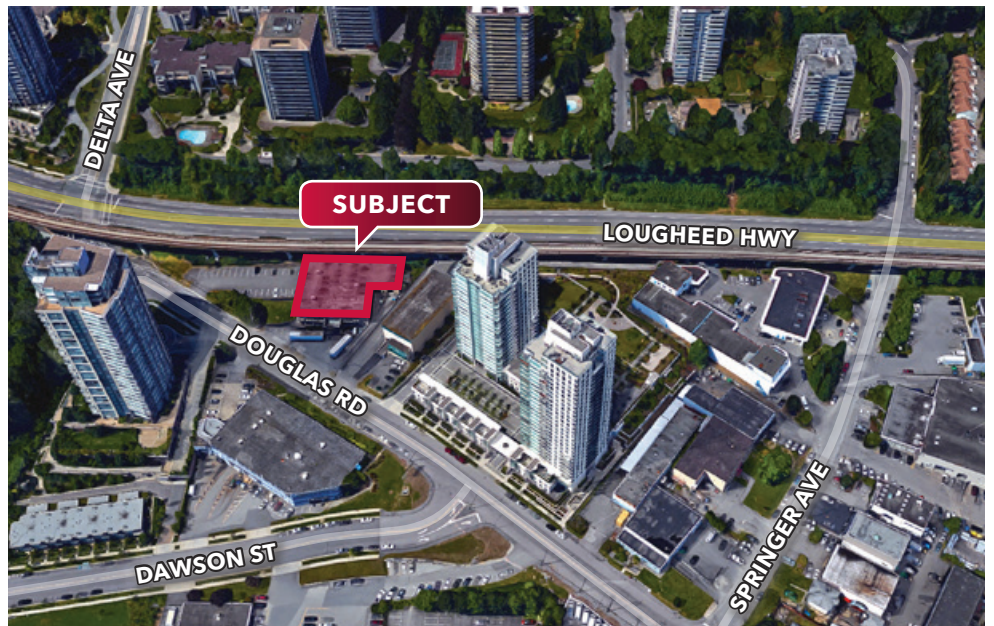
2148 Douglas	\$14,400.00 + GST
2150 Douglas	\$11,873.25 + GST
<b>Total</b>	<b>\$26,273.25 + GST</b>

### Availability

2148 Douglas - Immediate  
2150 Douglas - August 1, 2022

### Property Features

- ▶ High exposure location
- ▶ Douglas Road/Lougheed Highway frontage
- ▶ SkyTrain, shopping and restaurants nearby
- ▶ Potential synergies with neighbouring businesses
- ▶ Potential presentation centre opportunity
- ▶ Flexible term (12-24 months)
- ▶ 12' ceiling height (approximately)
- ▶ Units serviced by HVAC
- ▶ Pylon signage
- ▶ Kitchen area
- ▶ Private offices
- ▶ Dock loading (2148)
- ▶ Grade loading (2150)
- ▶ 27 parking stalls



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