



- ▶ **5,277 SF High Profile Unit in the Brentwood Area**
- ▶ **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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### Available Area

5,277 SF

### Zoning

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

### Basic Rate

\$19.00 PSF

### Operating Costs

\$10.05 PSF

### Total Monthly Rent

\$12,762.63 + GST  
(includes utilities)

### Availability

August 1, 2024

### 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 comprises 11,677 SF total. The lower ground floor is being used by Imani Developments as a presentation centre.

### Property Features

- ▶ High exposure location
- ▶ Douglas Road/Lougheed Highway frontage
- ▶ SkyTrain, shopping and restaurants nearby
- ▶ Potential synergies with neighbouring businesses
- ▶ Potential presentation centre opportunity
- ▶ 12' ceiling height (approximately)
- ▶ 27 parking stalls for entire upper floor (2 units)
- ▶ Flexible term
- ▶ Units serviced by HVAC
- ▶ Pylon signage
- ▶ Kitchen area
- ▶ Private offices
- ▶ Grade loading



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