

FOR LEASE | OFFICE  
**UNIT 102 - 4238 LOZELLS AVENUE**  
BURNABY, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,232 SF Main Floor Office Space in Lakeview Business Park**
- ▶ **Walking Distance to Transit**
- ▶ **Ample Parking**
- ▶ **Modern/Affordable Furnished Office Unit**

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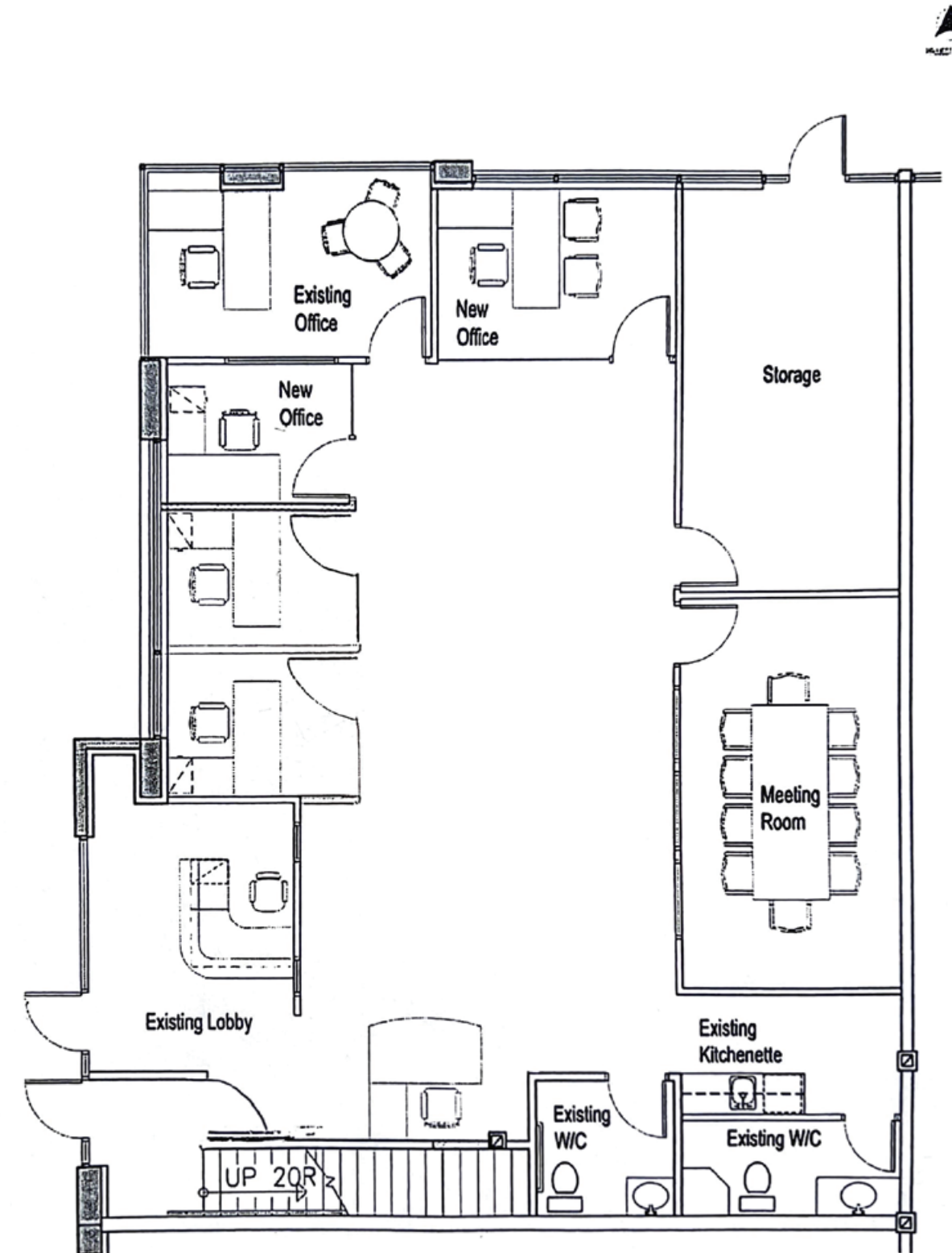
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CELEBRATING OVER  
  
YEARS IN VANCOUVER





Unit 102 Floor Plan



**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 space
- ▶ 5 private offices
- ▶ Server and storage room
- ▶ Boardroom
- ▶ HVAC controlled offices
- ▶ Tilt-up concrete construction with ample glazing
- ▶ Facility constructed in 2012
- ▶ Walking distance to rapid transit (Lake City Way)
- ▶ Move in ready
- ▶ Fully furnished
- ▶ Shower facilities
- ▶ New dishwasher and microwave

**Zoning**

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

**Available Area**

2,232 SF main floor office

*\*All measurements are approximate and must be verified by the tenant*

**Parking**

Up to five (5) dedicated parking stalls

**Basic Rent**

\$25.00 PSF NNN

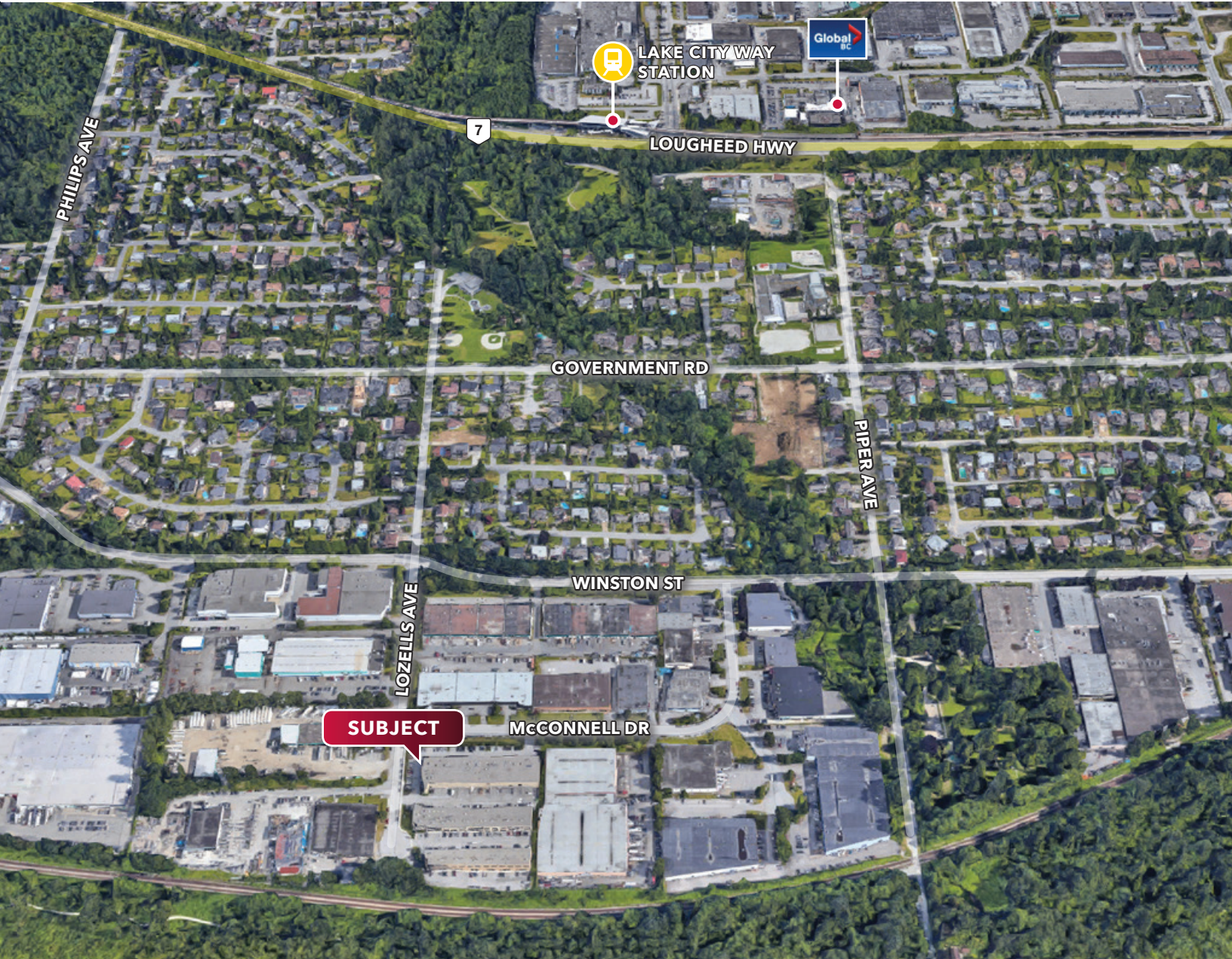
**Additional Rent**

\$7.25 PSF (2024)

**Availability**

July 1, 2024





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