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









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

Ryan Saunders

Personal Real Estate Corporation

D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com



Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com













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

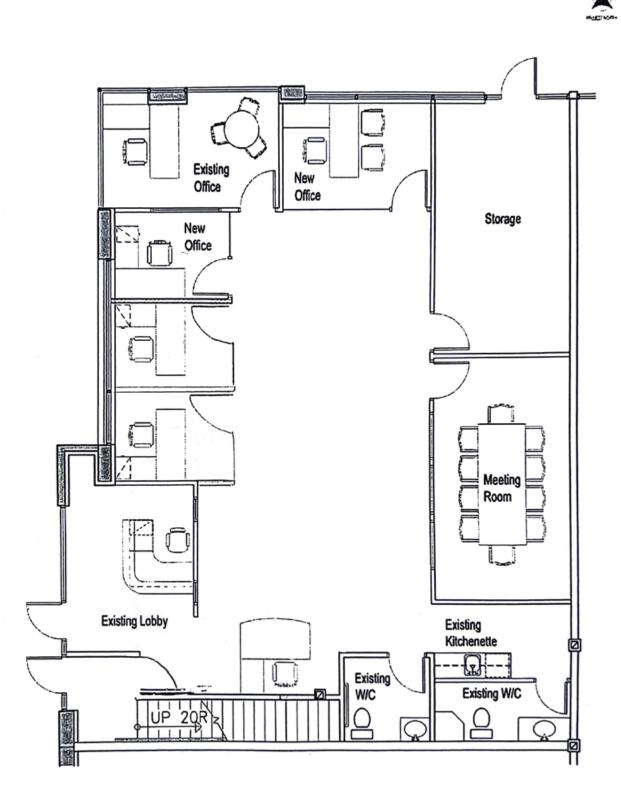
Additional Rent

\$7.25 PSF (2024)

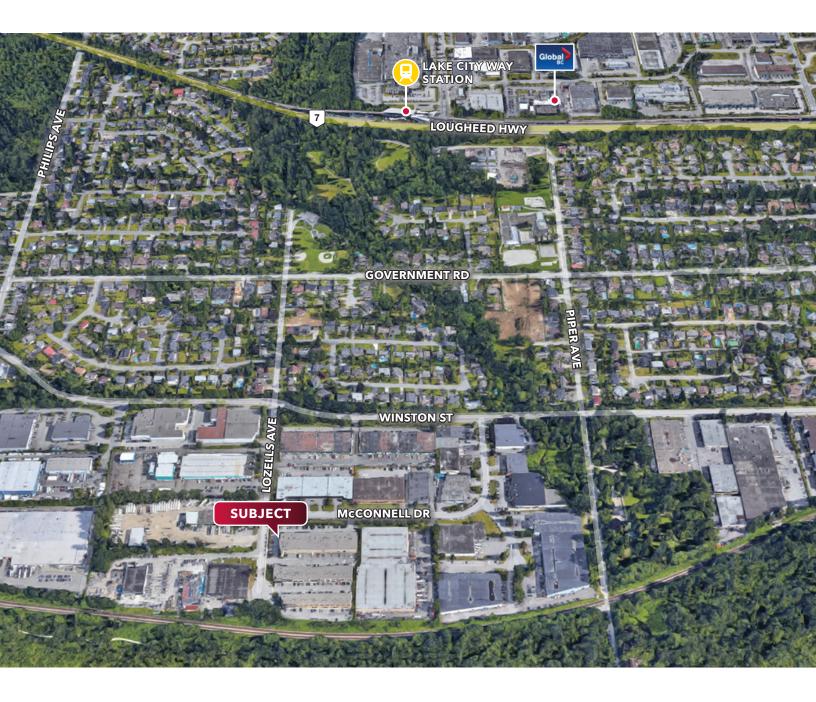
Availability

July 1, 2024

Unit 102 Floor Plan







Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 214. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.





