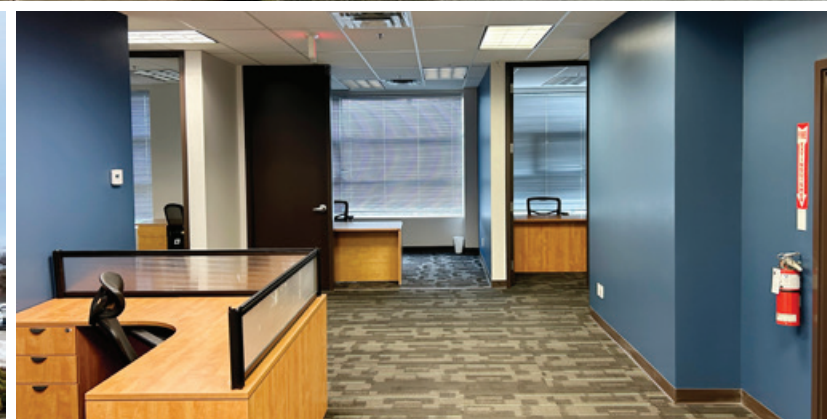


FOR LEASE | OFFICE
UNIT 201 - 4238 LOZELLS AVENUE
BURNABY, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,960 SF Second Floor Office Space in Lakeview Business Park**
- ▶ **Walking Distance to Transit**
- ▶ **Ample Parking**
- ▶ **Modern/Affordable Furnished Office Unit**

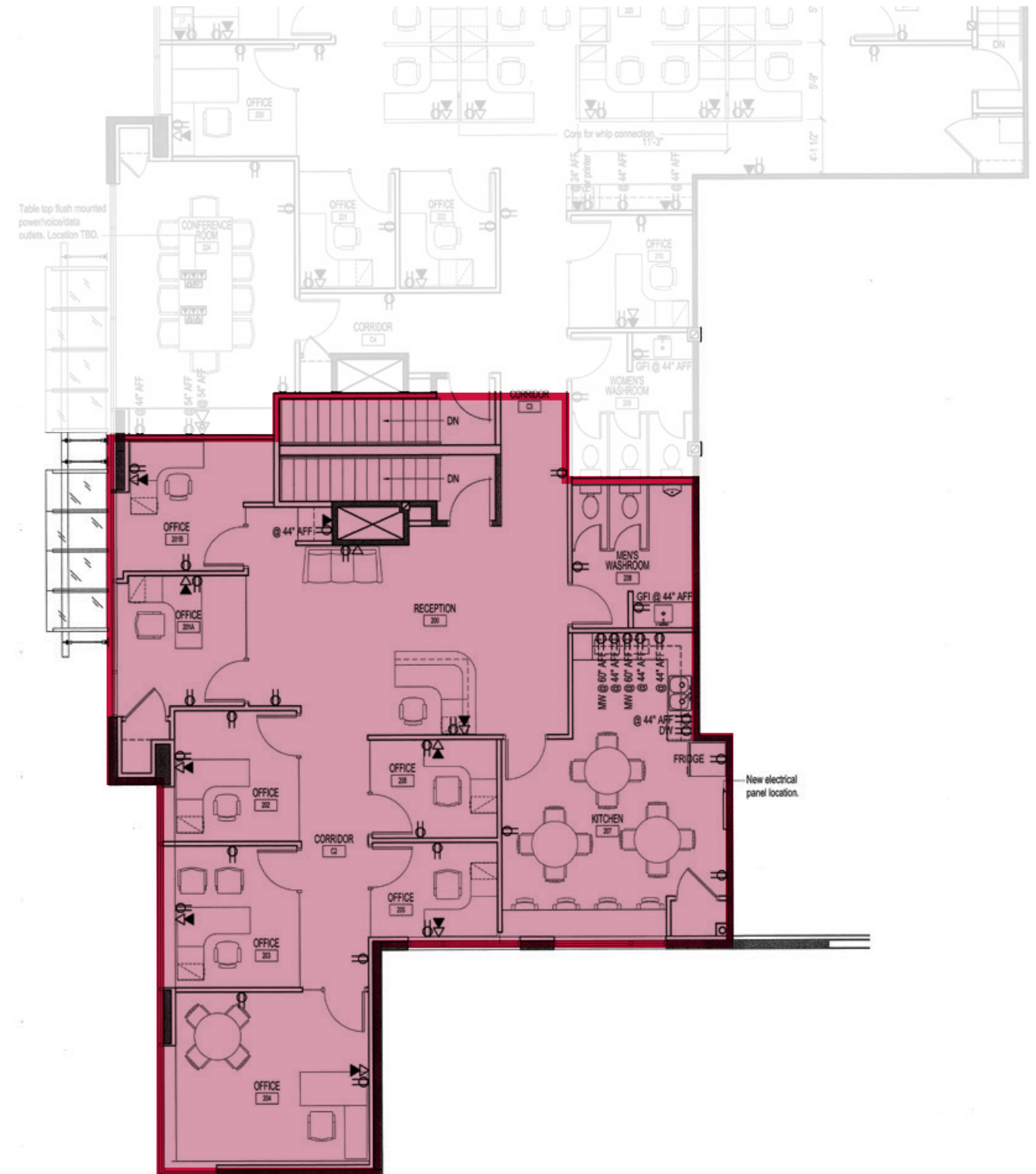
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CELEBRATING OVER
 **50**
YEARS IN VANCOUVER



Unit 201 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
- ▶ 6 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
- ▶ Large lunchroom
- ▶ New dishwasher and microwave

Zoning

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

Available Area

1,960 SF second floor office

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

Parking

Up to five (5) dedicated parking stalls

Basic Rent

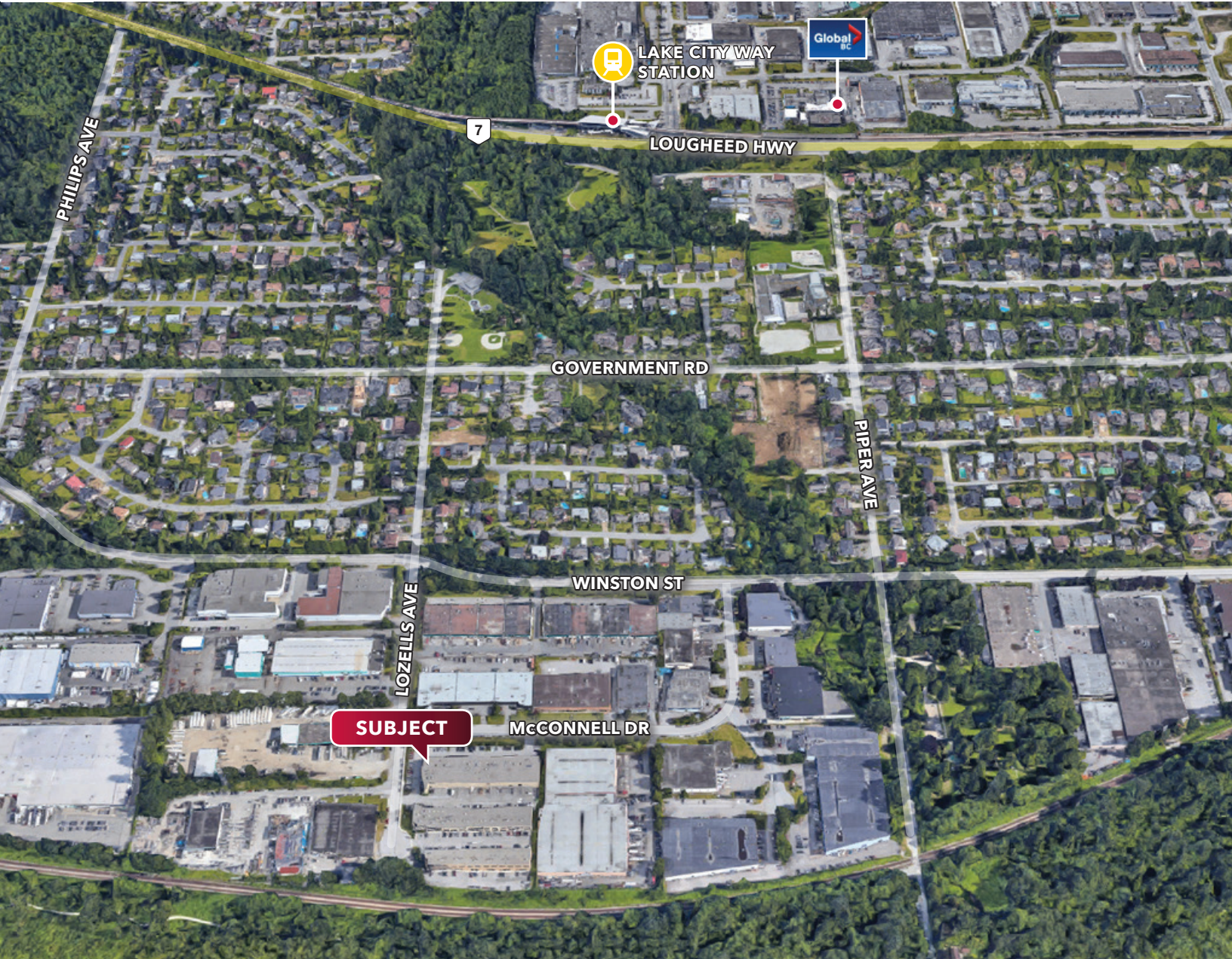
\$22.00 PSF NNN

Additional Rent

\$7.25 PSF (2024)

Availability

Immediate



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