



# FOR LEASE

## OFFICE/WAREHOUSE

### #315 & #316 – 2999 UNDERHILL AVENUE, BURNABY, BC



**LOCATION:** Lake City Junction is your company's opportunity to occupy and prosper in a new modern state-of-the-art office/warehouse facility. Located in North Burnaby between two Skytrain Stations, Lake City Junction offers the utmost in convenience and access for your employees and is perfectly situated for the movement of your company's goods and services to all points of the Lower Mainland via The Trans-Canada Highway and The Lougheed Highway.

Lake City Junction also offers your company and its employees a wealth of amenities and convenience right at your doorstep. The Lougheed Mall and North Roads abundance of multi-cultural restaurants are 3 minutes away, Brentwood Mall and the new Brentwood Town Centre area 5 minutes away, and the newly conceived UrbanTrail will offer your employees direct walking access to the Skytrain Stations at Production Way and Lake City Way.

**ZONING:** M-3

- FEATURES:**
- Modern lighting
  - Lots of windows for natural light
  - Carpet throughout office area in unit #315
  - HVAC system in unit #315
  - Kitchen area in unit #315
  - Skylights for natural light in warehouse
  - Two (2) 12' ft. x 14' ft. grade level loading doors
  - Open work area office space
  - Handicap accessible washrooms

UNIT #	TOTAL RENTABLE SQ. FT.	LEASE RATE PER MONTH PLUS G.S.T	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS G.S.T	TOTAL PER MONTH PLUS G.S.T.	PARKING STALLS	AVAILABLE
315	2,081 sq. ft.	\$3,988.58	\$1,170.56*	\$5,159.14	2	Immediately
316	2,081 sq. ft.	\$3,815.16	\$1,170.56*	\$4,985.72	2	Immediately
315/316	4,162 sq. ft.	\$7,803.75	\$2,341.13*	\$10,144.88	4	Immediately

\* Not including Heat & Light

**For Further Information, Please Contact:**  
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