

FOR LEASE | INDUSTRIAL/OFFICE  
**5542 SHORT STREET**  
BURNABY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



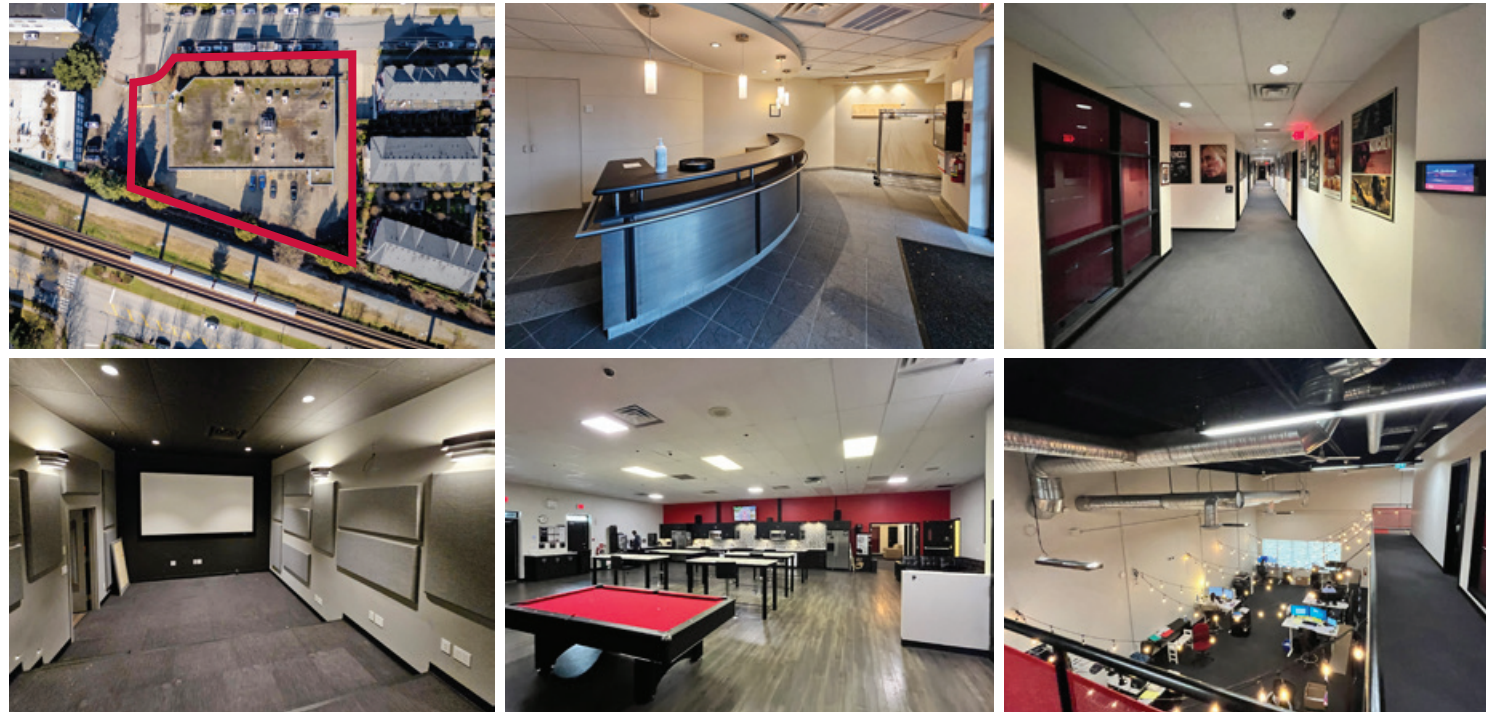
- ▶ **19,142 SF Freestanding Flex Office/Industrial Facility**
- ▶ **Close to Rapid Transit/Post Production/Animation Studio**
- ▶ **Secure Parking/Loading Area**
- ▶ **Heavy 3-Phase Power**
- ▶ **High-End Features/Security System**

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

**Ryan Barichello**  
D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER





**Location**

The property is located at the end of a cul-de-sac on the corner of Antrim Avenue & Short Street. The property is strategically located near major shopping nodes (Metrotown & Edmonds). Furthermore, the property is approximately two blocks east of rapid transit (Royal Oak Station).

**Features**

- ▶ Tilt-up concrete construction
- ▶ Entire facility serviced by HVAC
- ▶ Parking/loading area fully fenced with security gate
- ▶ 25 on-site parking stalls
- ▶ Grade loading door
- ▶ Boardroom/conference rooms
- ▶ Screening & theatre room
- ▶ First aid room
- ▶ Central expansive lunchroom/staff area
- ▶ Wired for fiber optic service
- ▶ Sprinklered
- ▶ Security cameras
- ▶ Fob security system
- ▶ LED lighting throughout property
- ▶ Pre-Action fire system (server area)
- ▶ Heavy 3-phase 1200 amp electrical main plus on-site 300 KVA electrical transformer
- ▶ UPS backup battery system

**Zoning**

M-4 (Special Industrial) – contact agent for detailed zoning info.

**Building Area**

Main floor office/production area	14,600 SF
Mezzanine office/production area	4,542 SF
<b>Total</b>	<b>19,142 SF</b>

**Lot Size**

37,834 SF (0.86 acre)

**Year Built**

1997

**Basic Rent**

\$22.00 PSF

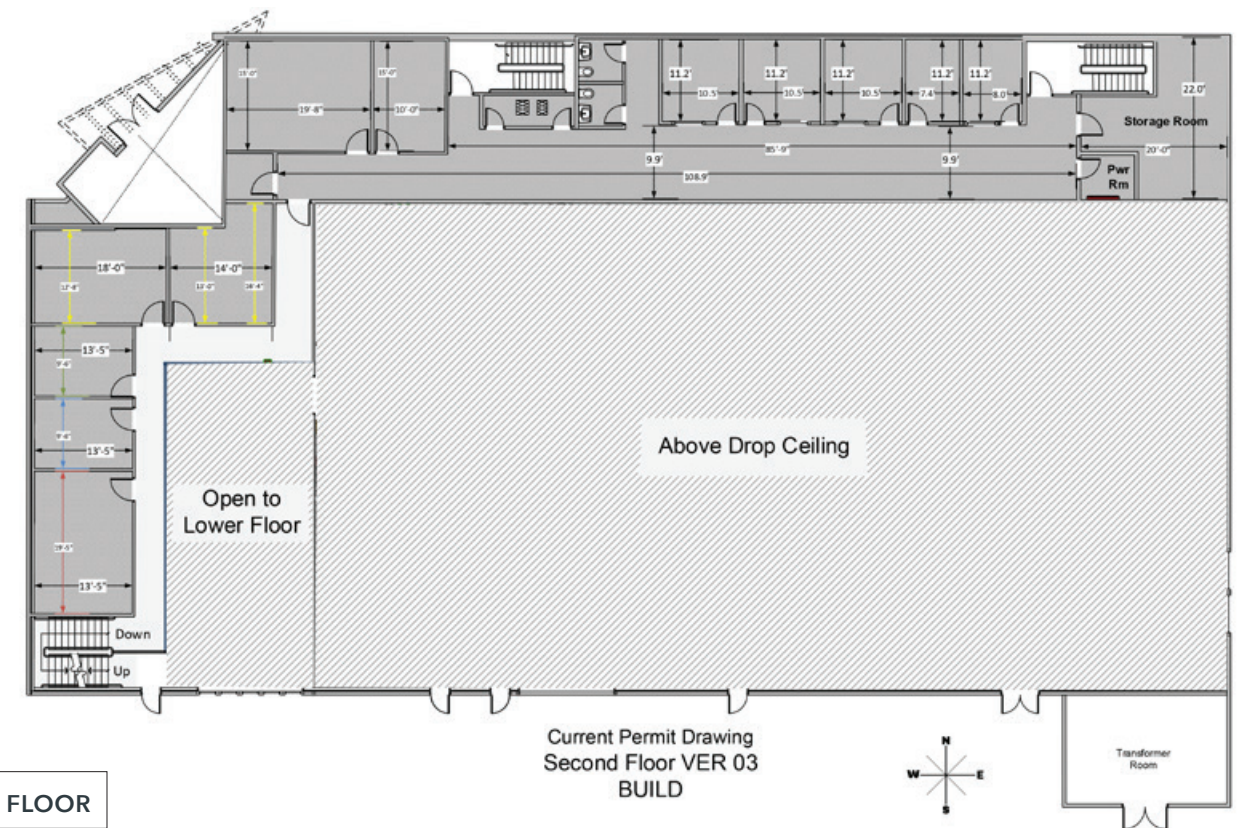
**Additional Rent**

\$8.00 PSF (2024 estimate)

**Available**

Immediate

**Floor Plans**







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