

Lake City Business Centre

8532 - 8540 Baxter Place

Burnaby, BC

Flex Office/Warehouse Space Located Minutes to
Production Way-University SkyTrain Station

Owned & Professionally Managed By:

 **Manulife**
Investment Management



FOR LEASE

8532 – 8540 Baxter Place

Burnaby, BC

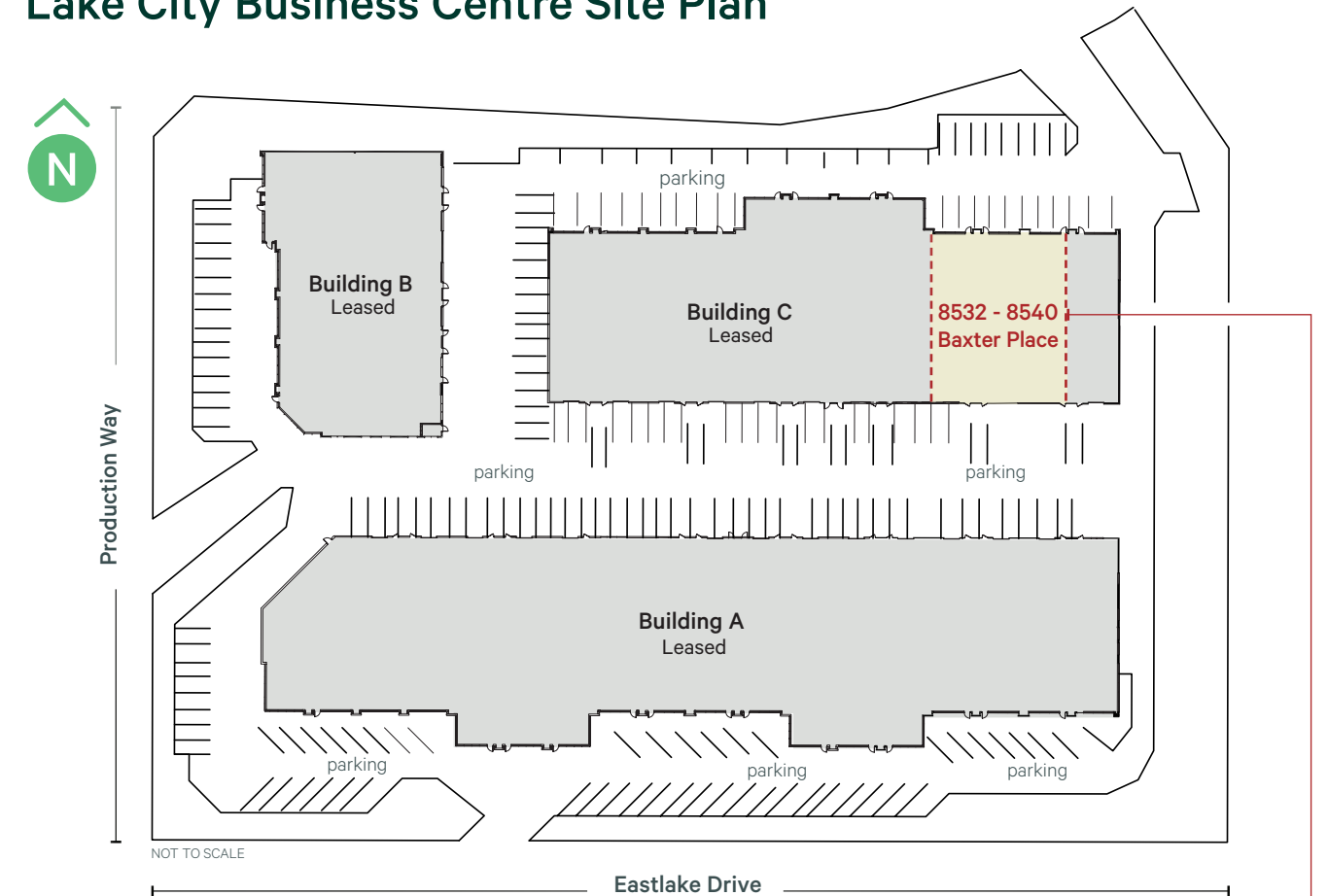
The Opportunity

Located in the heart of Burnaby's Lake City high-tech employment area, Lake City Business Centre is offering 6,750 SF of flex office/warehouse space for lease featuring dock loading and 20' clear ceilings.

Lake City Business Centre is within walking distance to Production Way - University SkyTrain Station, allowing tenants to benefit from access to both the Expo and Millennium SkyTrain Lines. Lougheed Highway is just 2 minutes south of the property, with easy access to the Trans-Canada Highway and other major thoroughfares.

Lake City and Lake City Business Centre is home to local and multi-national businesses, including TELUS, SureHire, MBS Studios, Daiya Foods, STEMCELL, Wesco, and William F. White International, to name a few.

Lake City Business Centre Site Plan



Property Features



3 dock level doors



20' clear ceiling
in warehouse



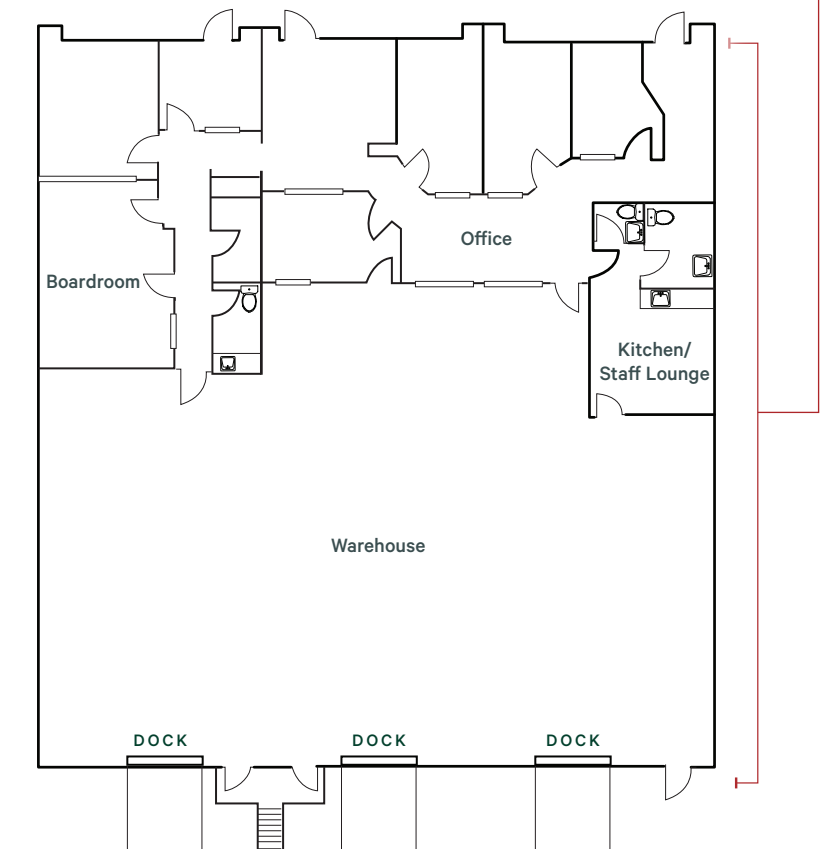
Up to 200 amps at 600 volts,
3-phase power



Functional office area



Floor Plan



FLOOR PLAN IS APPROXIMATE AND NOT TO SCALE

Property Details

AVAILABLE AREA

6,750 SF

PREMISES

Units 8532, 8536, 8540

ASKING LEASE RATE

Contact Listing Agents

TAXES & OPERATING COST

\$8.88 PSF (2024 est.)

AVAILABILITY

Immediate

ZONING

CD (Comprehensive Zoning)

DRIVE TIMES	6 MIN	20 MIN	30 MIN
	The City of Lougheed	Coquitlam	Downtown Vancouver
	10 MIN	26 MIN	40 MIN
	The Amazing Brentwood	North Vancouver	Vancouver International Airport



Notable Neighbours

- ① TELUS
- ② SureHire
- ③ MBS Studios
- ④ Worldpac
- ⑤ Daiya Foods
- ⑥ STEMCELL Technologies
- ⑦ Wesco
- ⑧ Next Environmental
- ⑨ Dageraad Brewing
- ⑩ William F. White International

Contact

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