

# LAKE CITY COURT II UNIT 160-8061 LOUGHEED HWY BURNABY, BC



10,086 sf  
FOR LEASE

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**FLEX OFFICE/WAREHOUSE  
PREMISES**

Excellent flex office/warehouse unit with good exposure to Lougheed Highway and easy access to the Trans-Canada Highway. Conveniently located near the Production Way-University Skytrain Station.



**TIM EVANS**

Director, Leasing //

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BentallGreenOak (Canada) LP, Brokerage//<http://bentallgreenoakleasing.com/>

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# SPECIFICATIONS

UNIT 160 - 8061 LOUGHEED HWY  
BURNABY, BC

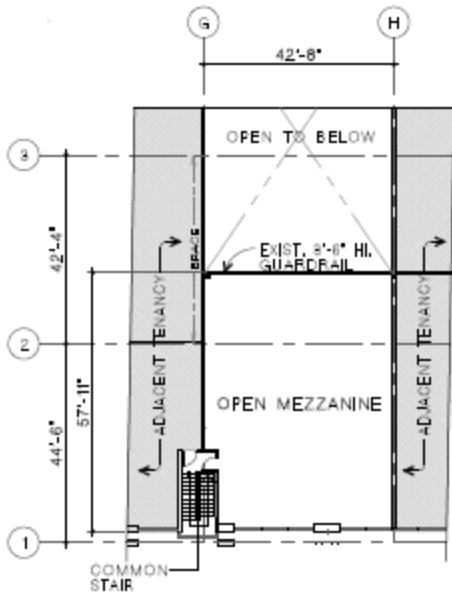
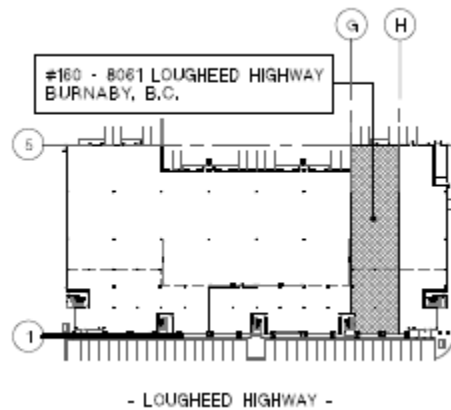
## Available immediately

- Mezzaine (Office): 2,536 sf
- Main Floor (Office/Warehouse): 7,550 sf
- Total Rentable Area: 10,086 sf
- Basic Rent: Upon Request
- (2023 Estimated) Operating Expenses & Taxes: \$8.13 psf

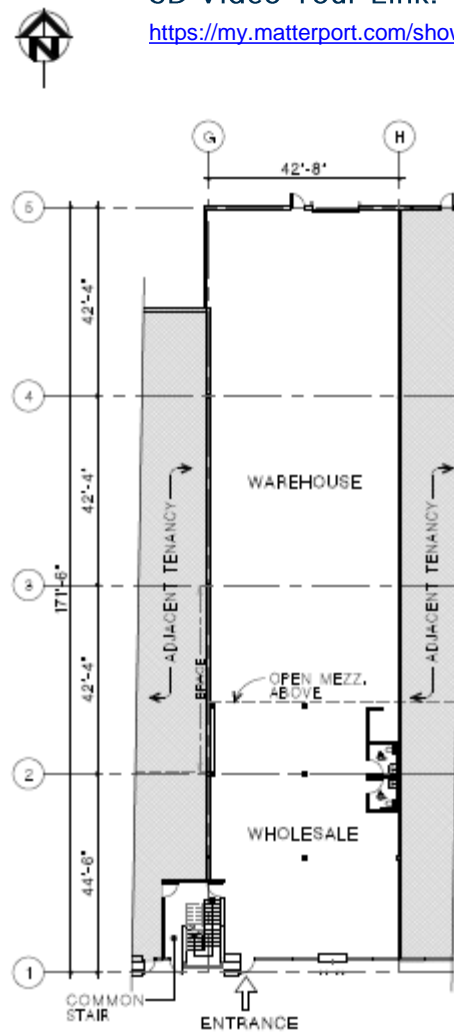
- Clear Height: 25'
- 1 Grade Door
- Ample on site parking
- HVAC system throughout the Office
- CD/M5 Zoning - Suited for a variety of Industrial and Office related uses.
- Power Supply: 200 AMPS/120/347 VOLTS/ 3 PHASE
- Sprinklered building

## 3D Video Tour Link:

<https://my.matterport.com/show/?m=pWzzftz4Te5&brand=0>



**MEZZANINE FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**MAIN FLOOR PLAN**  
SCALE: 1/32" = 1'-0"

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