

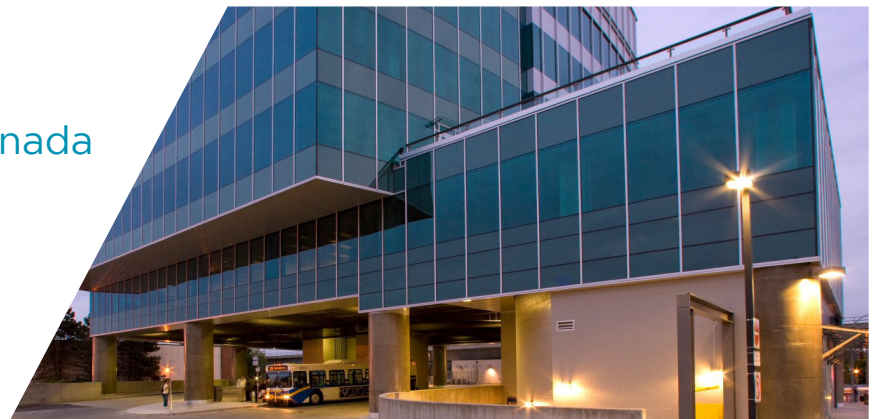


Prime Office Spaces For Lease With Unparalleled
Convenience. Prime Location, Unmatched Accessibility

FOR LEASE

3292 PRODUCTION WAY

Burnaby, BC V5A 4R4, Canada





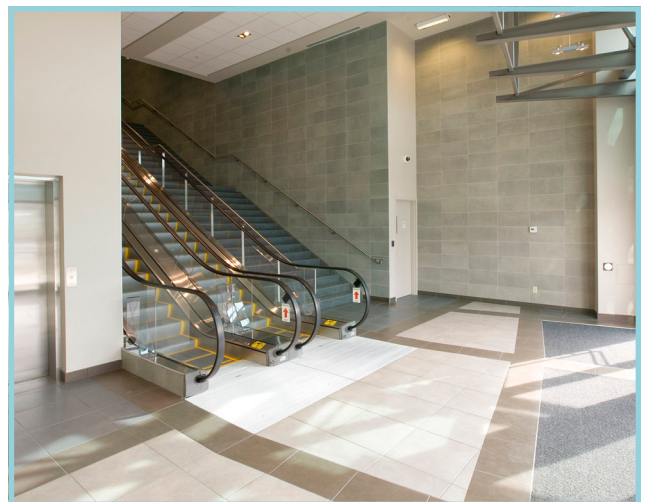
BUILDING OVERVIEW

Lake City Centre, constructed in 2008, stands as a six-storey, class A office building at the foothills of Burnaby Mountain. Nestled in proximity to Simon Fraser University and Lougheed Town Centre, the building is strategically positioned next to the Production Way SkyTrain Station, facilitating swift connections to the Expo and Millennium Lines. With immediate access to the Trans-Canada Highway, Lake City Centre boasts a prime location, making it the perfect choice for businesses seeking convenient and accessible office space.

GREEN BUILDING FEATURES

Lake City Centre has been awarded BOMA BEST Certification, signifying its commitment to exceptional building environmental standards through the integration of various innovative 'green' features. These initiatives aim to diminish your company's environmental impact and lower energy bills. Noteworthy features include low "e" windows, water-efficient plumbing fixtures, and a high-performance building envelope, collectively contributing to comfortable indoor temperatures and decreased energy consumption.

Situated in close proximity to SkyTrain and bus routes, Lake City Centre promotes reduced car dependence. The building incorporates a range of innovative and environmentally friendly features designed to foster sustainability.



BUILDING AMENITIES



Fully equipped gym



Secure underground parking



End-of-trip facilities



Secure bike storage



On-site food and retail services



Rooftop patio



Direct access to SkyTrain

DESIGN

Lake City Centre's modern and stylish architectural design employs urban contemporary materials, including concrete, steel, and coloured glass, to communicate a refined and sophisticated image.

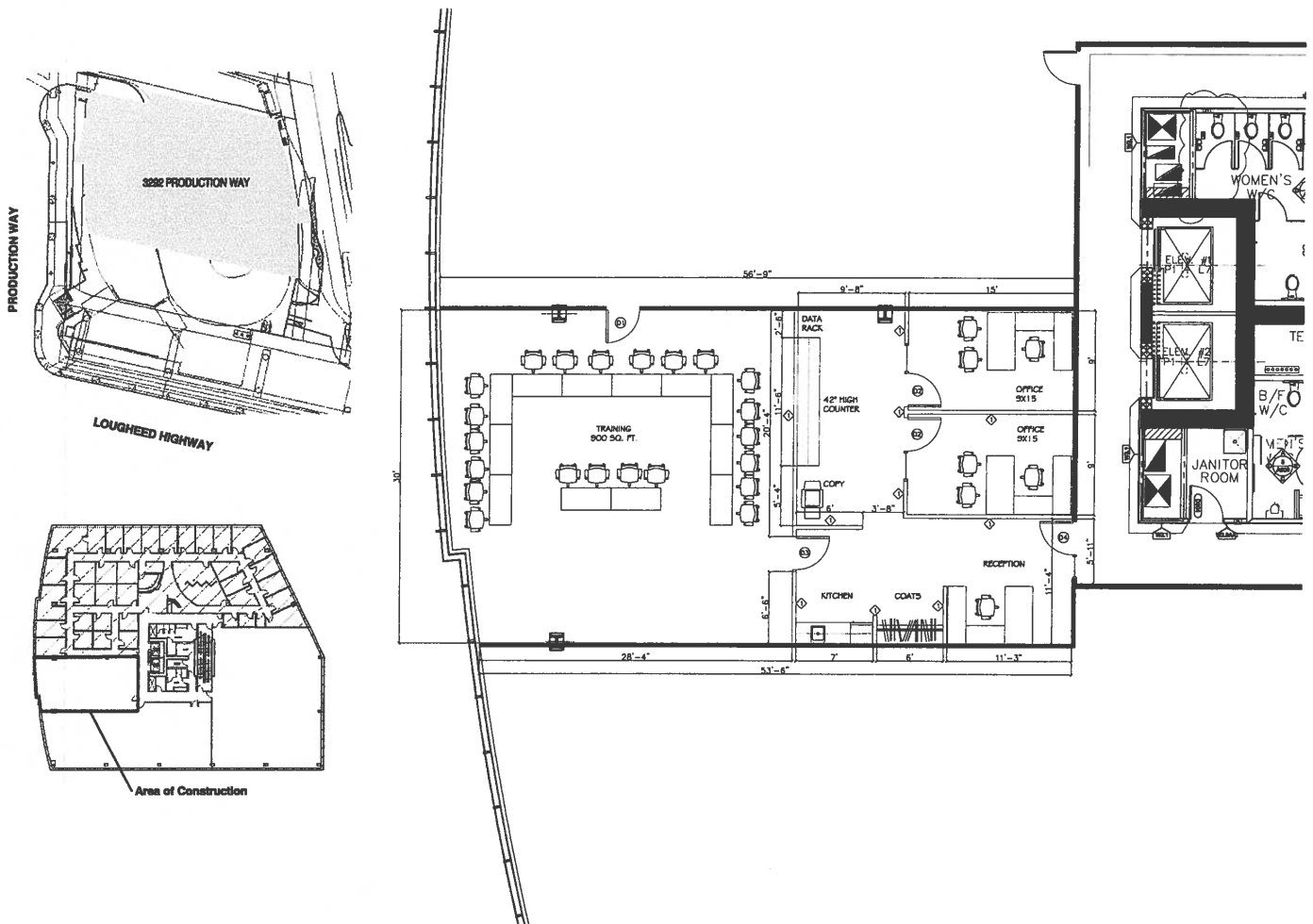
AVAILABLE SPACE

- Size: 1,994 SF
- Net Rent: Contact listing agents
- Availability:

TAXES & OPERATING COSTS

- Office: \$18.24 PSF, per annum (2025 estimate)
- Retail: \$18.16 PSF, per annum (2025 estimate)

5TH FLOOR - UNIT 502



LOCATION MAP



NEARBY AMENITIES

- | | | |
|------------------|--------------------|-------------------------|
| 1 Subway | 5 CareRx Vancouver | 9 Bread and Butter Café |
| 2 Megabite Pizza | 6 Oneway Café | 10 Café Artigiano |
| 3 Circle K | 7 Costco Wholesale | 11 Go Curry Go! |
| 4 Sushia Sushi | 8 Dageraad Brewing | Burnaby Fire Station |

LISTING AGENTS

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