

**FOR LEASE**

**5595 ROY STREET**

**BURNABY, BC**

**UP TO 12,487 SF FREESTANDING INDUSTRIAL / OFFICE BUILDING  
LOCATED MINUTES AWAY FROM LOUGHEED HIGHWAY AND  
HOLDOM SKYTRAIN STATION**

**FOR MORE INFORMATION PLEASE CONTACT:**

**HAYDEN FERRILL**

778 372 1934

hayden.ferrill@cbre.com

**JOE INKSTER**

**PERSONAL REAL ESTATE CORPORATION**

604 662 5134

joe.inkster@cbre.com

**CBRE**



OPPORTUNITY

Nestled along Roy Street in the well-established Still Creek industrial area of Burnaby, BC, 5595 Roy Street offers up to 12,487 SF of industrial space over two floors. The property provides excellent transportation access to Lougheed Highway and the Trans-Canada Highway connecting to all of Metro Vancouver.

Located only a 10 minute walk from Holdom Station, the property is surrounded by an abundance of amenities and is located 7-minutes by drive to the newly built Amazing Brentwood and booming Brentwood area.

PROPERTY DETAILS

**AVAILABLE AREA**  
12,487 SF

**AVAILABILITY**  
September 2021

**ASKING BASIC RENT**  
\$16.50 PSF per annum

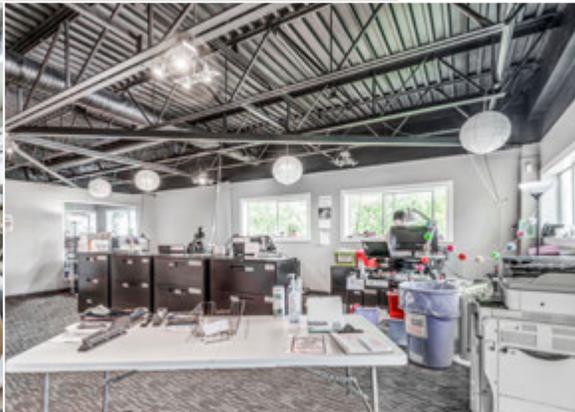
**ADDITIONAL RENT**  
\$5.47 PSF (2021 est.)\*

**ZONING**  
M2

**LOADING**  
2 grade loading doors

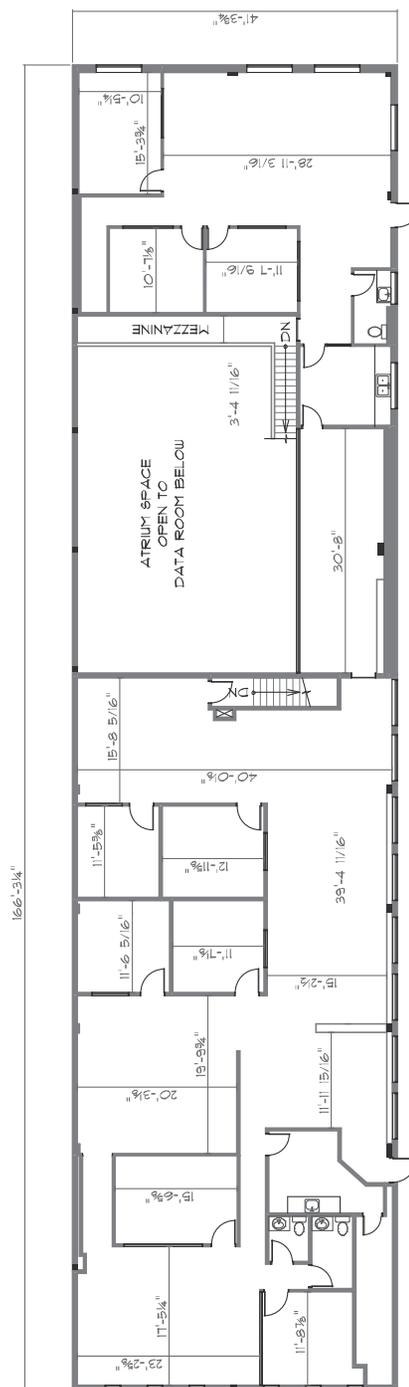
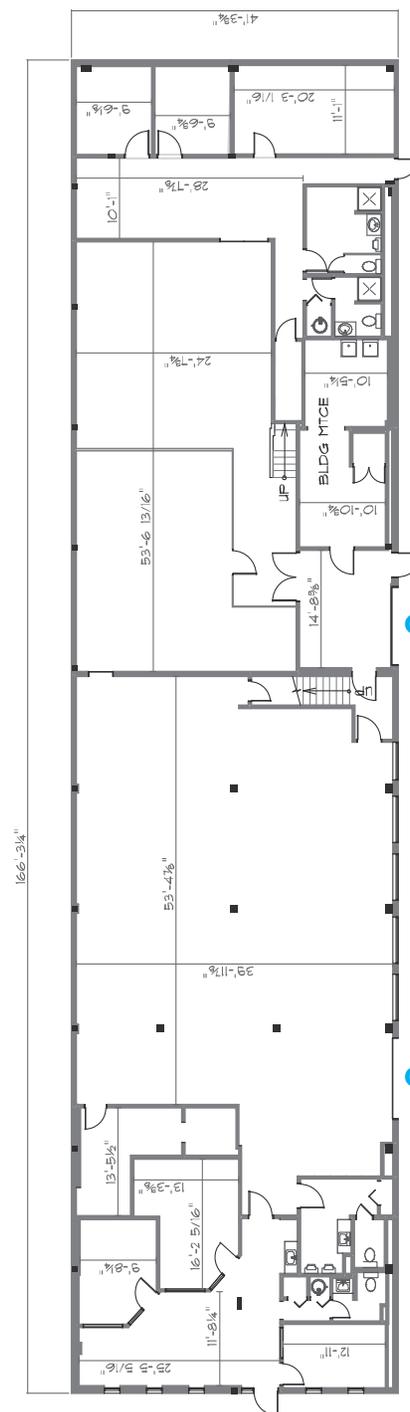
*\*Hydro and gas fees not included.*





## GROUND FLOOR

## SECOND FLOOR



Floor plan not to scale.

G = Grade Loading

### PROPERTY FEATURES

- ⊗ Fluorescent lighting in office and warehouse area
- ⊗ Private and open office areas
- ⊗ Boardroom area
- ⊗ Kitchenette on ground floor and second floor
- ⊗ External staircase to access second floor space

### FLOOR PLAN

# FOR LEASE

# 5595 ROY STREET

## BURNABY, BC

 GILMORE SKYTRAIN STATION

 BRENTWOOD TOWN CENTRE SKYTRAIN STATION

AMAZING BRENTWOOD

NEARBY AMENITIES

- Buy-Low Foods
- Cactus Club Cafe
- Costco Wholesale
- Club16 Fitness
- Enterprise Rent-A-Car
- Earls Hitchen + Bar
- Delta Hotels
- Gary's Patisserie
- Hitch
- Jim Pattison
- JOEY
- London Drugs
- Lordco Auto Parts
- McDonald's
- Norland Grill
- Purolator
- Sporting Life
- Standard Building Supplies
- Starbucks
- The Home Depot
- The Keg Steakhouse
- Westburne

 HOLDOM SKYTRAIN STATION

5595 ROY STREET

WILLINGDON AVENUE

LOUGHEED HIGHWAY

STILL CREEK AVENUE

TRANS-CANADA HIGHWAY

### FOR MORE INFORMATION PLEASE CONTACT:

**HAYDEN FERRILL**  
778 372 1934  
hayden.ferrill@cbre.com

**JOE INKSTER**  
PERSONAL REAL ESTATE CORPORATION  
604 662 5134  
joe.inkster@cbre.com



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.