



**FOR LEASE**

# 24,435 SF Flex Industrial and Office Space Located Adjacent to Lake City Skytrain Station

3400 Lake City Way, Burnaby, BC

Accelerating success.

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# Property Overview

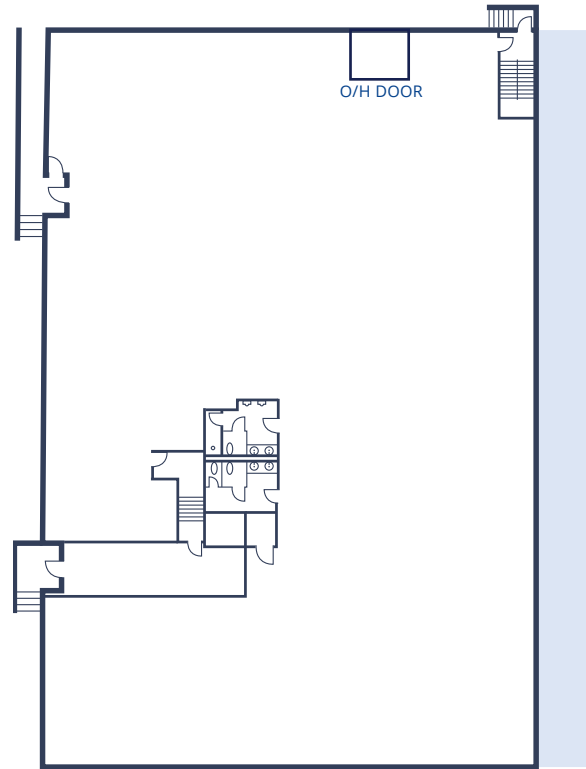
Transit oriented industrial / office building in central and sought-after Lake City, North Burnaby.

Strategically positioned at the gateway to the Lake City Business Centre in North Burnaby, 3400 Lake City Way occupies a prime corner location, boasting convenient access to rapid transit via the Lake City Way Skytrain station (Millennium Line). The property enjoys seamless connectivity to major thoroughfares including BC Highway 7 (Lougheed Highway) and Highway 1 (Trans-Canada Highway), as well as other key arterial routes.

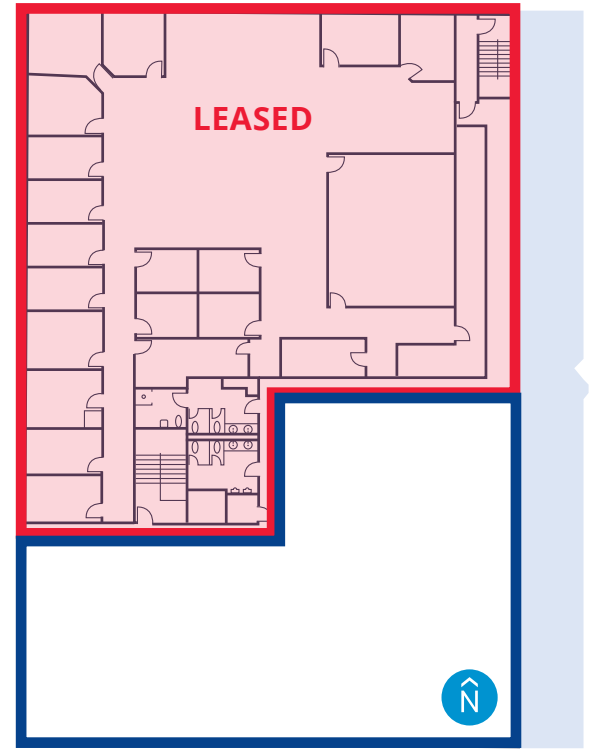
With frontage along Lake City Way, Lougheed Highway, and Enterprise Street, the site offers multiple access points, enhancing its visibility and accessibility. As a pivotal employment hub, Lake City serves bustling urban centers like Brentwood Town Centre and The City of Lougheed, both mere stops away on Skytrain or within 10 minutes by car, amplifying the amenities that are available to local business.

Benefiting from its close proximity to Simon Fraser University, the British Columbia Institute of Technology, and a dense residential employment base, businesses in the area have access to an extensive network of research and development programs as well as a pool of skilled talent.

## Ground Floor



## Second Floor





# Property Features

**Address** 3400 Lake City Way, Burnaby

**Zoning** CD

<b>Available Area*</b>	Ground Floor Warehouse/Office	15,917 SF*
	Second Floor Office	8,518 SF*
	<b>Total</b>	<b>24,435 SF</b>

*\* Can be leased separately or combined*

**Ceiling Height** 13' clear

**Loading** One dock loading

**Power** 3 phase electrical service

**Building Features**

- Shell ground floor warehouse with existing washrooms & loading
- Offices built to suit on the ground floor
- Warm shell second floor office area ready for tenant improvements
- Abundant natural light
- 40 surface parking stalls on-site

**Available** Immediately

**Lease Rate** Please contact listings agents

**Additional Rent** \$7.00 per square foot (2024 estimate)

**Lease Term** 5 years with options







City of Burnaby

LAKE CITY WAY STATION



Lougheed Highway

Lake City Way

Enterprise Street



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