

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

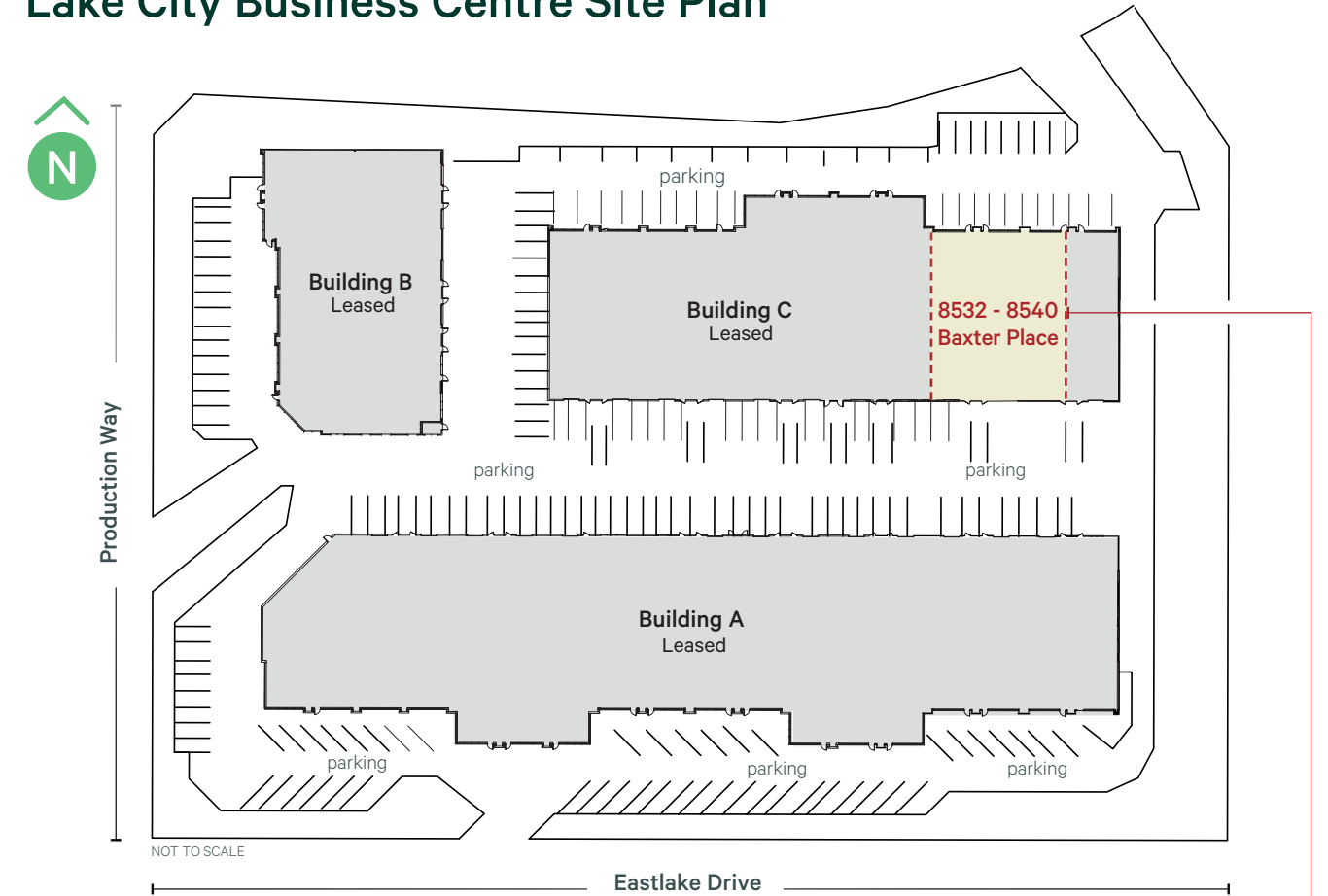
The Opportunity

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



Property Details

AVAILABLE AREA
6,750 SF

PREMISES
Units 8532, 8536, 8540

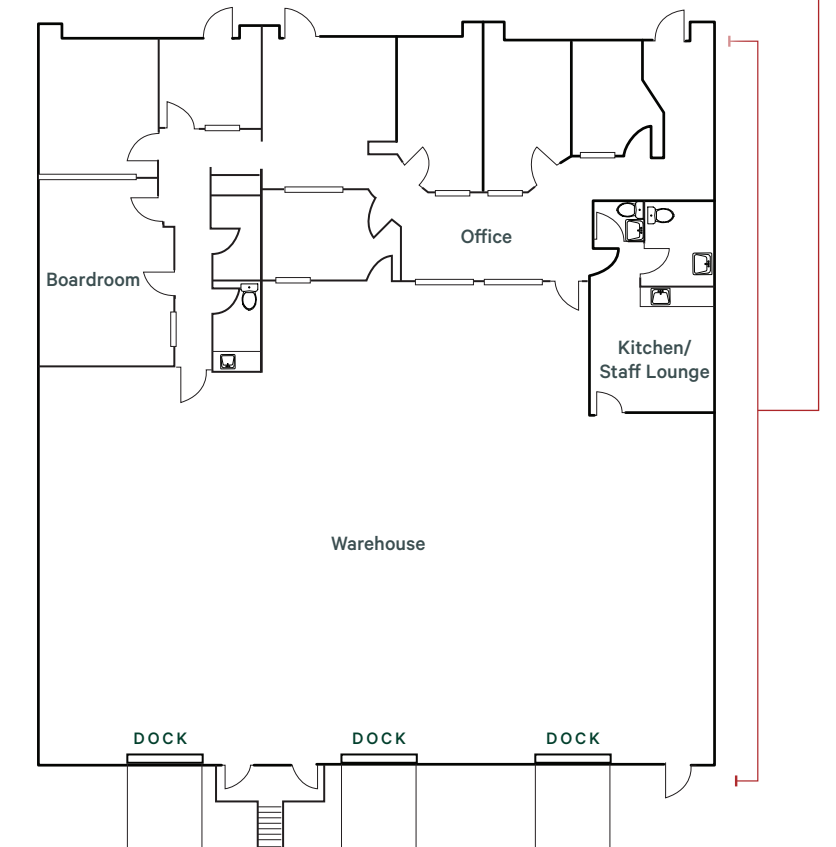
ASKING LEASE RATE
Contact Listing Agents

TAXES & OPERATING COST
\$8.88 PSF (2024 est.)

AVAILABILITY
Immediate

ZONING
CD (Comprehensive Zoning)

Floor Plan



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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