Industrial | For Lease



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.

Property Features

3 dock level doors

20' clear ceiling in warehouse

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Up to 200 amps at 600 volts, 3-phase power



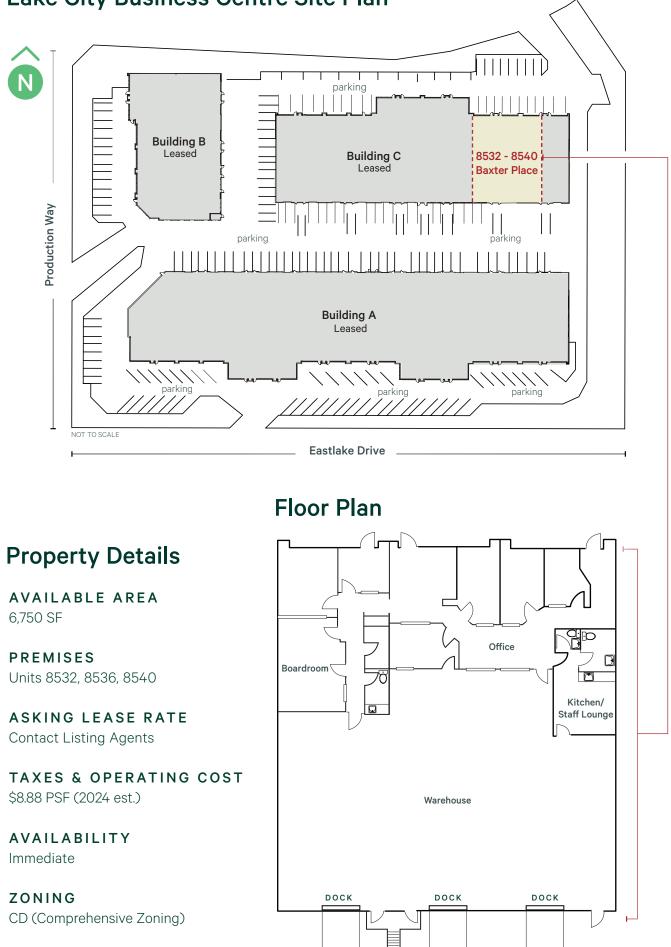
Functional office area







Lake City Business Centre Site Plan



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)

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DRIVE TIMES 6 MIN The City of Lougheed 20 MIN Coquitlam

- 10 MIN The Amazing Brentwood
- 26 MIN North Vancouver

30 MIN **Downtown Vancouver**

40 MIN Vancouver International Airport



Notable Neighbours

1 TELUS

SureHire

2

- **3** MBS Studios
 - Worldpac
- **5** Daiya Foods
- 6 STEMCELL Technologies
- $\overline{\mathbf{0}}$
- Next Environmental 8
- 9 Dageraad Brewing
- 🚺 William F. White International

Contact

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