

**AVISON  
YOUNG**

# For Lease

**7342 & 7382 Winston Street  
Burnaby, BC**



Burnaby Lake Industrial Centre offers an opportunity to lease affordable office space in a central location. The complex is professionally managed by Bosa Development Corporation.

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## Office space for lease

**Burnaby Lake Industrial Centre - 7342 & 7342 Winston Street**  
Burnaby, BC

## Property details

### PREMISES

#### 7342

Suite 101: 705 sf  
Suite 102: 662 sf  
Suite 105: 1,654 sf  
Suite 200: 6,467 sf

#### 7382

Suite 100: 844 sf  
Suite 201: 1,378 sf  
Suite 205: 783 sf

### AVAILABILITY

#### 7342

Suite 101: Immediately  
Suite 102: Immediately  
Suite 105: Immediately  
Suite 200: Immediately

#### 7382

Suite 100: January 1, 2026  
Suite 201: January 1, 2026  
Suite 205: January 1, 2026

### LEASE RATE

Contact listing agent

### OPERATING COSTS

\$5.86 psf (2025)

### PARKING

One (1) stall for every 600 sf leased

### ZONING

M2-M5, allowing for a variety of office uses



## Location

Burnaby Lake Industrial Centre is centrally-located in North Burnaby on the southwest corner of Winston Street and Phillips Avenue.

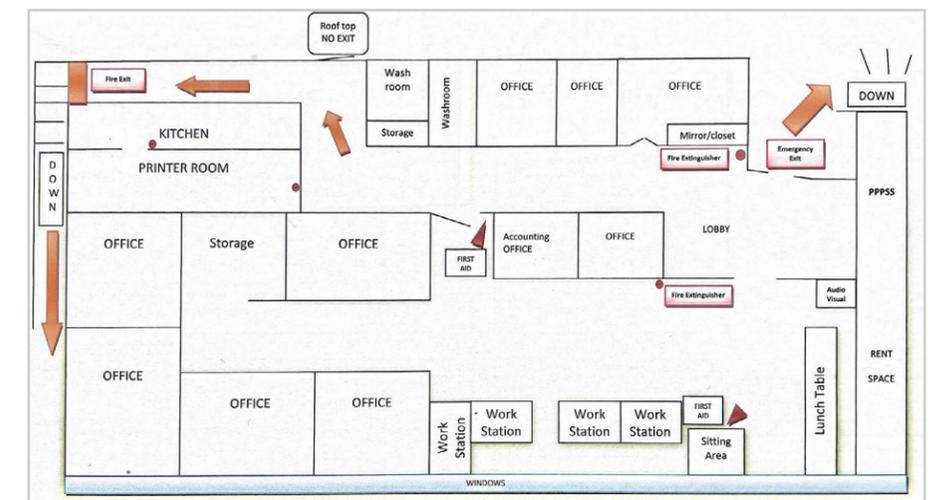
The property benefits from convenient access to and from both the Lougheed and Trans-Canada Highways. The Winston-Government corridor is easily accessible by SkyTrain and bus transit and benefits from various amenities nearby.

## Amenities

- Lougheed Highway
- Trans-Canada Highway
- SkyTrain Stations
- Brentwood Mall
- Metrotown
- Simon Fraser University (SFU)
- British Columbia Institute of Technology (BCIT)



## Suite 200





## Drive times

- 22 minutes to North Vancouver
- 22 minutes to Surrey City Centre
- 25 minutes to Downtown Vancouver
- 30 minutes to Langley 200th Street interchange
- 40 minutes to Vancouver International Airport
- 45 minutes to US Border crossing

## Contact for more information

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