

FOR LEASE

PRODUCTION PRODUCTION WAY Burnaby, BC V5A 4R4, Canada





BUILDING OVERVIEW

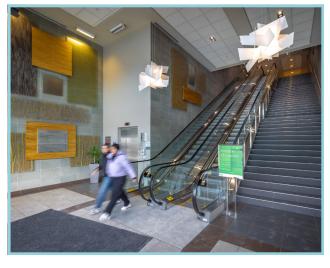
Lake City Centre, constructed in 2008, stands as a six-storey, class A office building at the foothills of Burnaby Mountain. Nestled in proximity to Simon Fraser University and Lougheed Town Centre, the building is strategically positioned next to the Production Way SkyTrain Station, facilitating swift connections to the Expo and Millennium Lines. With immediate access to the Trans-Canada Highway, Lake City Centre boasts a prime location, making it the perfect choice for businesses seeking convenient and accessible office space.

GREEN BUILDING FEATURES

Lake City Centre is certified LEED Gold and has been awarded BOMA BEST Certification, signifying its commitment to exceptional building environmental standards through the integration of various innovative 'green' features. These initiatives aim to diminish your company's environmental impact and lower energy bills. Noteworthy features include low "e" windows, water-efficient plum bing fixtures, and a high-performance building envelope, collectively contributing to comfortableindoor temperatures and decreased energy consumption. Lake City Centre also has achieved the Rick Hansen Certification for accessibility accommodating access for a more diverse mix of staff and visitors.

Situated in close proximity to SkyTrain and bus routes, Lake City Centre promotes reduced car dependence. The building incorporates a range of innovative and environmentally friendly features designed to foster sustainability.





BUILDING AMENITIES



Fully equipped gym



On-site food and retail services



Secure underground parking



Rooftop patio



End-of-trip facilities



Direct access to SkyTrain



DESIGN

Lake City Centre's modern and stylish architectural design employs urban contemporary materials, including concrete, steel, and coloured glass, to communicate a refined and sophisticated image.

AVAILABLE SPACE

SUITE 502

• Size: 1,994 SF

Availability: Immediately

• Net Rent: Contact listing agents

SUITE 205

• Size: 5,337 SF

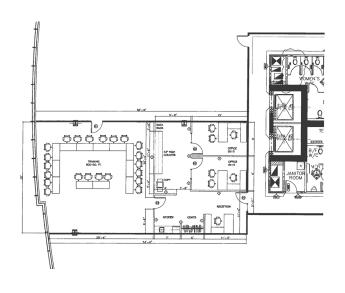
Availability: September 1, 2024Net Rent: Contact listing agents

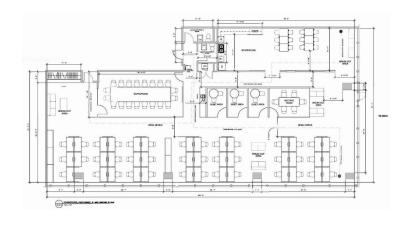
TAXES & OPERATING COSTS

• Office: \$17.35 psf, per annum (2024 estimate)

5TH FLOOR - UNIT 502

2ND FLOOR - UNIT 205





LOCATION MAP



NEARBY AMENITIES

- **Subway**
- Megabite Pizza
- Circle K
- 4 Sushia Sushi

- **5** CareRx Vancouver
- 6 Oneway Café
- 7 Costco Wholesale
- 8 Dageraad Brewing

- 9 Bread and Butter Café
- 10 Café Artigiano
- Go Curry Go!
- Burnaby Fire Station

LISTING AGENTS

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