FOR LEASE | OFFICE UNIT 201 - 4238 LOZELLS AVENUE BURNABY, BC









- ▶ 1,960 SF Second Floor Office Space in Lakeview Business Park
- **▶** Walking Distance to Transit
- Ample Parking
- ► Modern/Affordable Furnished Office Unit

Ryan Saunders

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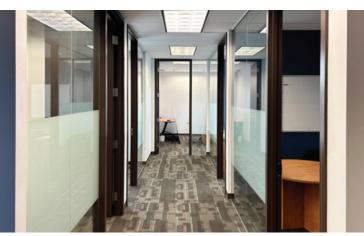


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Location

The subject property is strategically located in Lakeview Business Park, situated on the North side of Burnaby Lake, one block from Winston Street. Access is excellent from Lougheed Highway and the Trans-Canada Highway.

Features

- ► High-end office space
- ▶ 6 private offices
- ► Server and storage room
- ▶ Boardroom
- ► HVAC controlled offices
- ► Tilt-up concrete construction with ample glazing
- ► Facility constructed in 2012
- ► Walking distance to rapid transit (Lake City Way)
- ► Move-in ready
- ► Fully furnished
- ► Large lunchroom
- ▶ New dishwasher, two microwaves, and full-size fridge

Zoning

M-5 Light Industrial - Allows for many light manufacturing assembly, wholesale, storage and office uses.

Available Area

1,960 SF second floor office

*All measurements are approximate and must be verified by the tenant

Parking

Up to four (4) dedicated parking stalls

Basic Rent

\$22.00 PSF NNN

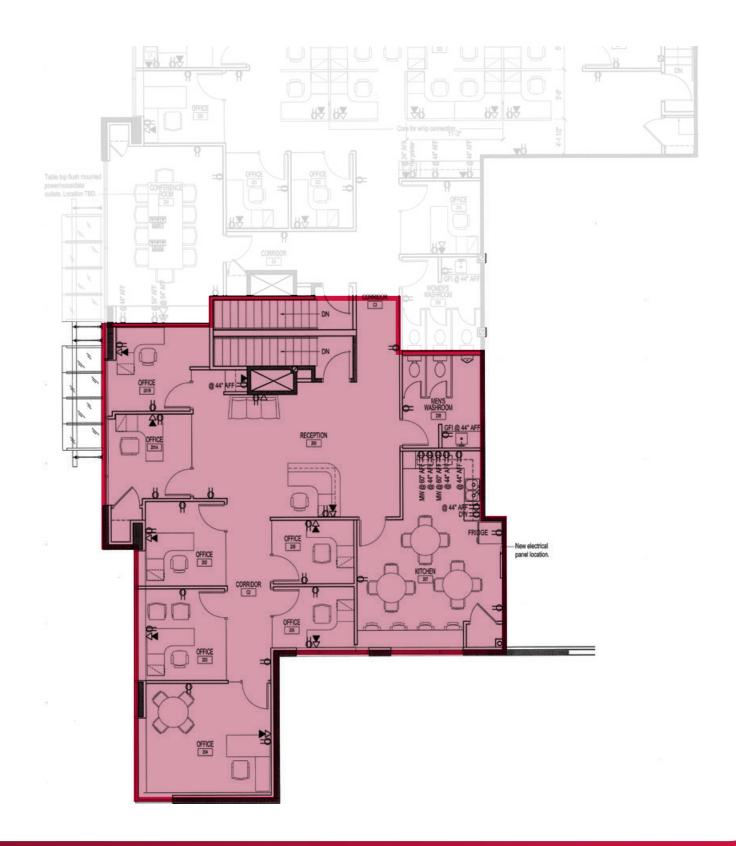
Additional Rent

\$7.25 PSF (2024)

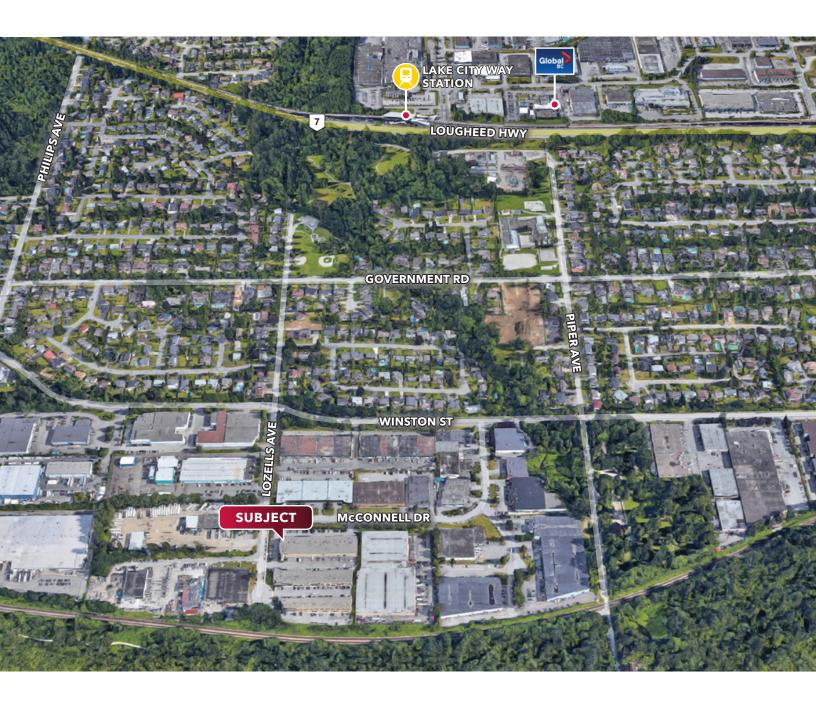
Availability

Immediate

Unit 201 Floor Plan







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