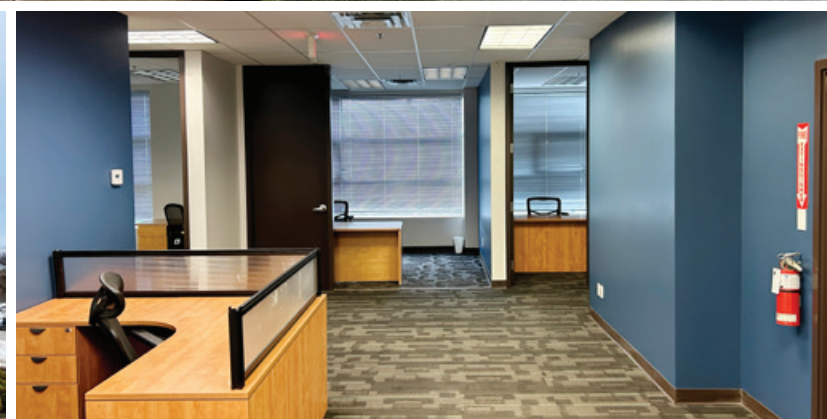


FOR LEASE | OFFICE  
**UNIT 201 - 4238 LOZELLS AVENUE**  
BURNABY, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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

**Ryan Saunders**  
Personal Real Estate Corporation  
D 604.630.3384 C 604.760.8799  
ryan.saunders@lee-associates.com

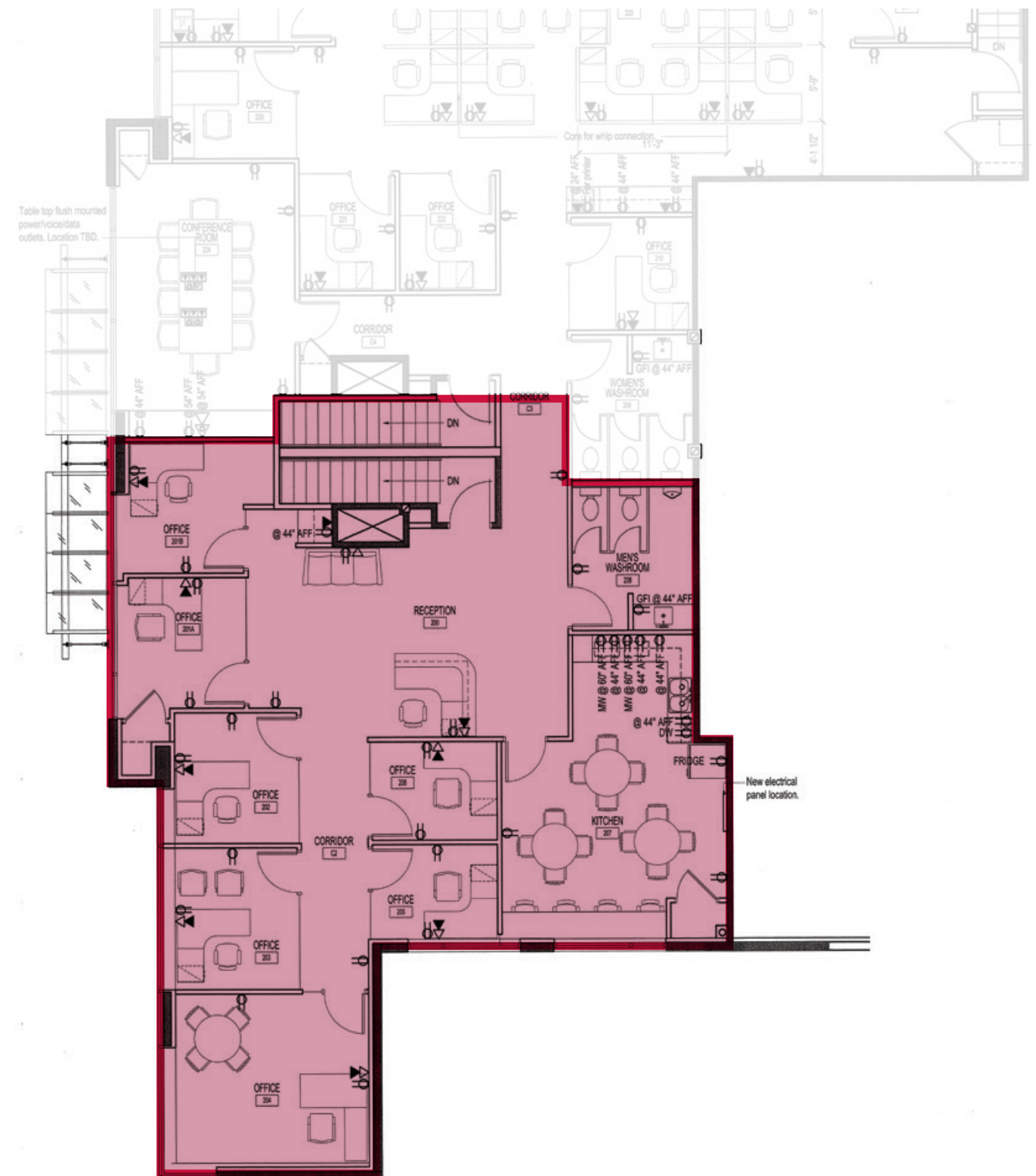
**Chris McIntyre**  
Personal Real Estate Corporation  
D 604.630.3392 C 604.889.0699  
chris.mcintyre@lee-associates.com

CELEBRATING OVER  
  
YEARS IN VANCOUVER





Unit 201 Floor Plan



**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

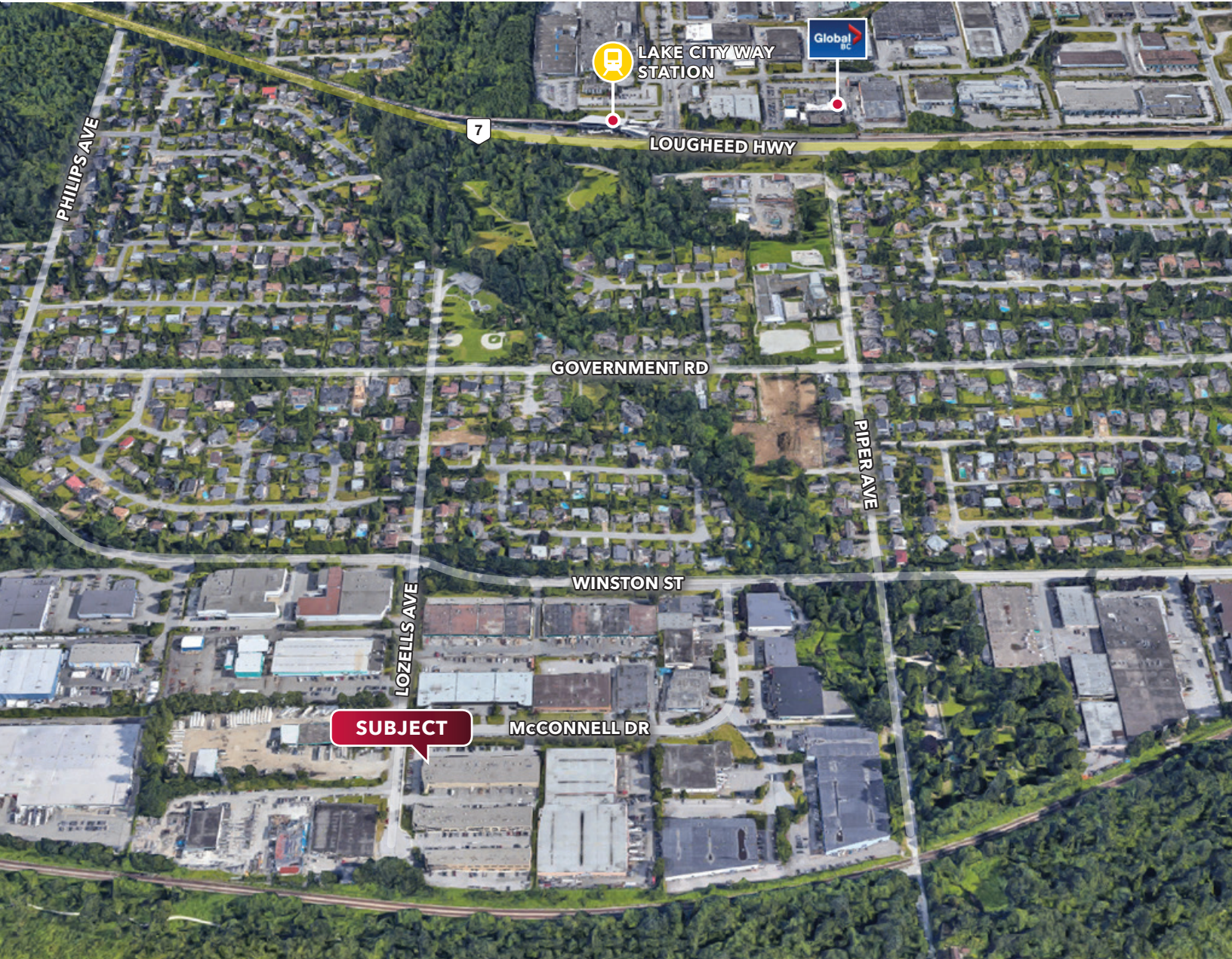
**Additional Rent**

\$7.25 PSF (2024)

**Availability**

Immediate





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