

**AVISON
YOUNG**

For Sublease

**Lake City Centre
Suite 201 - 3292 Production Way
Burnaby, BC**



Unique opportunity to sublease 4,403 sf
of prime corner office premises in Burnaby's
highly desirable Lake City Centre

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com
**Glenn Gardner Personal Real Estate Corporation*

Stephanie Yeargin, Senior Associate
604 757 4985
stephanie.yeargin@avisonyoung.com

Rhys Cartwright, Associate
604 647 1334
rhys.cartwright@avisonyoung.com

For Sublease

Suite 201 - 3292 Production Way
Burnaby, BC



Location

Lake City Centre is located on the base of Burnaby Mountain in close proximity to Simon Fraser University and Lougheed Town Centre. Built in 2008, this desirable six-storey, class A office building is directly beside the Production Way SkyTrain Station. This prime location offers rapid access to both the Expo and Millennium Lines and provides immediate access to the Trans-Canada Highway.

Property details

SIZE
4,403 sf










SUBLEASE TERM
Five (5) years

AVAILABILITY
90 days' notice

ADDITIONAL RENT
\$15.34 psf (2022 estimate)

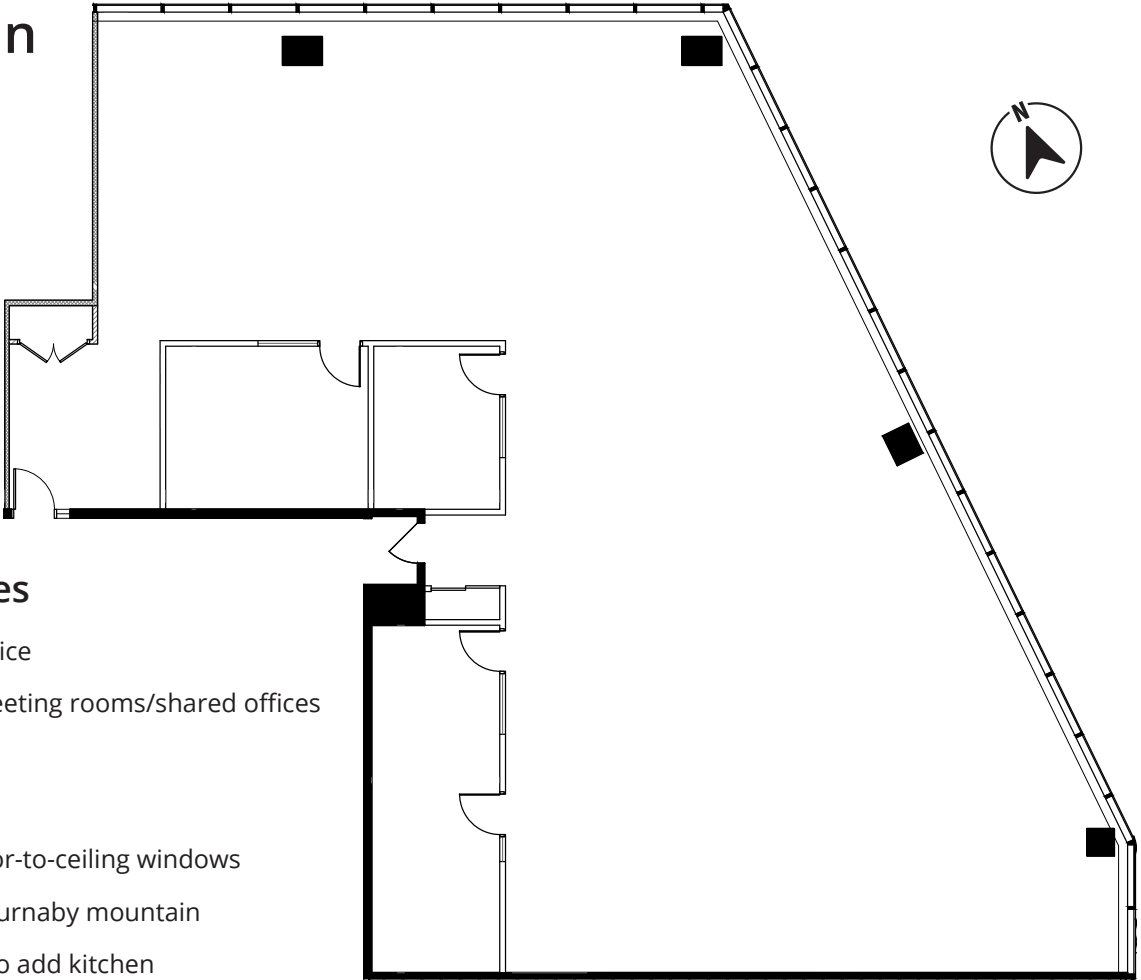
NET RENT
Contact listing agents

Building features








-  Fitness centre
-  End-of-trip facilities
-  Rooftop patio
-  Secure bike storage
-  Storage
-  Air conditioning
-  On-site restaurants
-  Underground parking
-  Adjacent to rapid transit

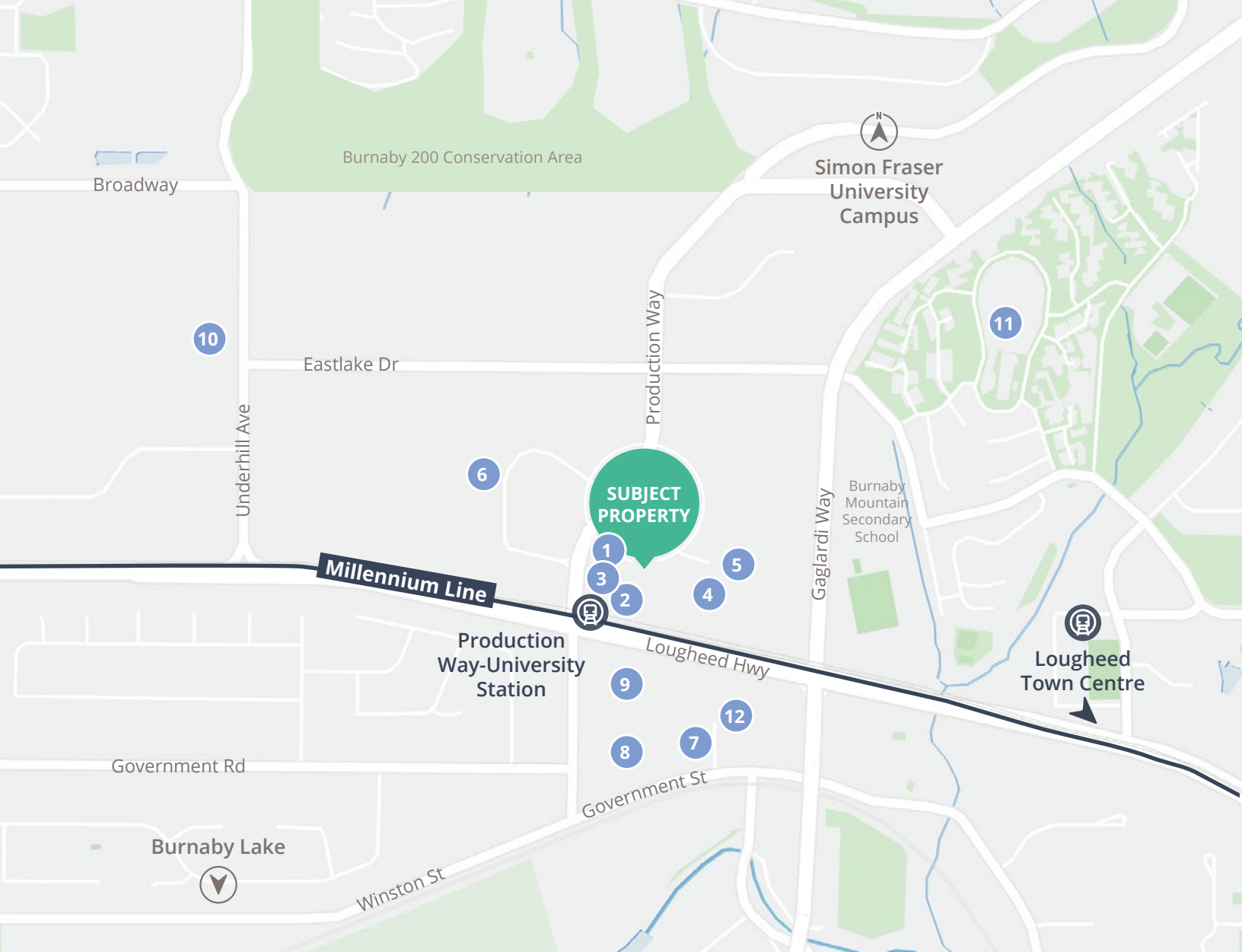


Floorplan



Unit features

-  One (1) office
-  Two (2) meeting rooms/shared offices
-  Reception
-  Open area
-  Bright, floor-to-ceiling windows
-  Views of Burnaby mountain
-  Potential to add kitchen



Amenities

- | | | |
|---------------------|-------------------------------|---------------------------|
| 1. Megabite Pizza | 5. Oneway Cafe | 9. Rexall |
| 2. Subway | 6. Dageraad Brewing | 10. Caffe Artigiano |
| 3. Circle K | 7. Sunrise Pita Bread Company | 11. Centaurus Market |
| 4. CareRx Vancouver | 8. Costco Wholesale | 12. Truffle Pig Chocolate |

Contact for more information

Glenn Gardner*, Principal
 604 647 5092
glenn.gardner@avisonyoung.com
**Glenn Gardner Personal Real Estate Corporation*

Stephanie Yeargin, Senior Associate
 604 757 4985
stephanie.yeargin@avisonyoung.com

Rhys Cartwright, Associate
 604 647 1334
rhys.cartwright@avisonyoung.com

**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**
 Platinum member

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

© 2022 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young")

Website | Twitter | Instagram | LinkedIn