

FOR LEASE | INDUSTRIAL/OFFICE
5542 SHORT STREET
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

\$19.50 PSF
INTRODUCTORY
RATE – YEAR 1

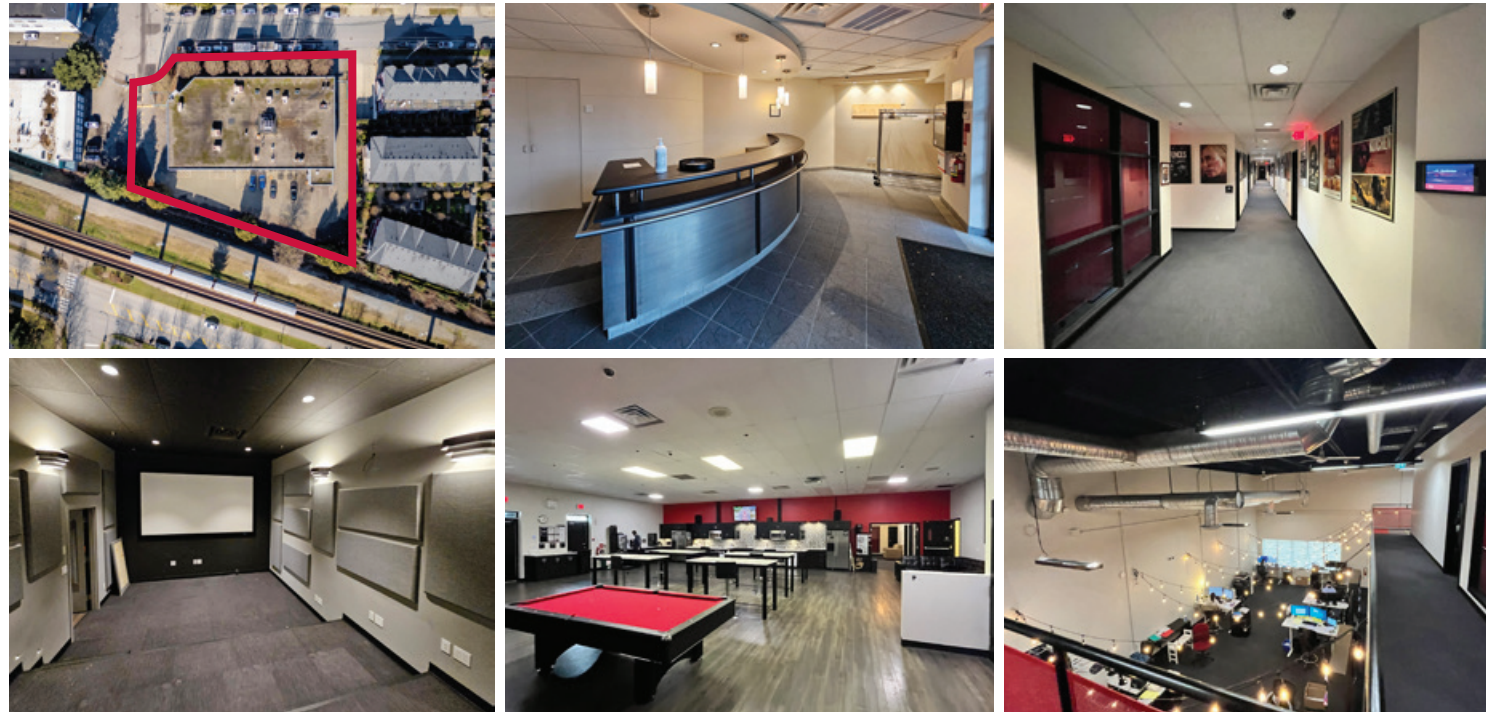


- ▶ **19,142 SF Freestanding Flex Office/Industrial Facility**
- ▶ **Post Production/Animation Studio**
- ▶ **Only a 2-Minute Walk from Royal Oak SkyTrain**
- ▶ **Heavy 3-Phase Power**
- ▶ **High-End Features/Security System**

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CELEBRATING OVER
50
YEARS IN VANCOUVER



Location

The property is located at the end of a cul-de-sac on the corner of Antrim Avenue & Short Street. The property is strategically located near major shopping nodes (Metrotown & Edmonds). Furthermore, the property is approximately two blocks east of rapid transit (Royal Oak Station).

Features

- ▶ Tilt-up concrete construction
- ▶ Entire facility serviced by HVAC
- ▶ Parking/loading area fully fenced with security gate
- ▶ 25 on-site parking stalls
- ▶ Grade loading door
- ▶ Boardroom/conference rooms
- ▶ Screening & theatre room
- ▶ First aid room
- ▶ Central expansive lunchroom/staff area
- ▶ Wired for fiber optic service
- ▶ Sprinklered
- ▶ Security cameras
- ▶ Fob security system
- ▶ LED lighting throughout property
- ▶ Pre-Action fire system (server area)
- ▶ Heavy 3-phase 1200 amp electrical main plus on-site 300 KVA electrical transformer
- ▶ UPS backup battery system

Zoning

M-4 (Special Industrial) – contact agent for detailed zoning info.

Building Area

Main floor office/production area	14,600 SF
Mezzanine office/production area	4,542 SF
Total	19,142 SF

Lot Size

37,834 SF (0.86 acre)

Year Built

1997

Basic Rent

\$19.50 PSF introductory rate for year 1

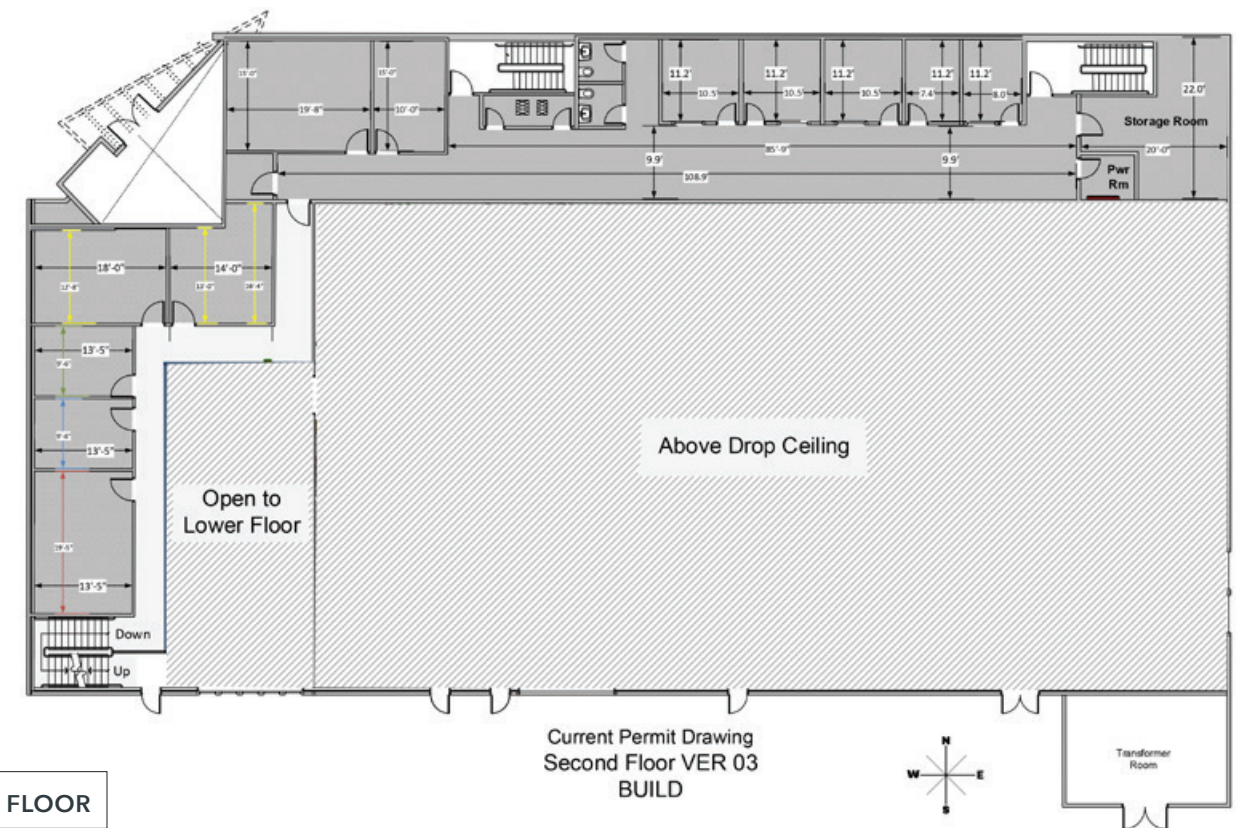
Additional Rent

\$8.00 PSF (2024 estimate)

Available

Immediate

Floor Plans





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