



FOR LEASE

LAKE CITY JUNCTION



#308 – 2999 Underhill Avenue, Burnaby, B.C.

For Further Information, Please Contact:
PETER HALL PREC* / STEVEN HALL / BRADEN HALL - RE/MAX CENTRAL
Telephone: (604) 718-7300 * Facsimile: (604) 718-7307 * Website: www.davieshall.ca
E-Mail: remax@davieshall.ca / steve@davieshall.ca / braden@davieshall.ca



#308 – 2999 Underhill Avenue, Burnaby, B.C.

LOCATION: Lake City Junction is your company's opportunity to occupy and prosper in a new modern state-of-the-art office/warehouse facility. Located in North Burnaby, Lake City Junction offers the utmost in convenience and access for your employees, and is perfectly situated for the movement of your company's goods and services to all points of the Lower Mainland via the Trans Canada and Lougheed Highway.

Lake City Junction also offers your company and its employees a wealth of amenities and convenience right at your doorstep. The Lougheed Mall and North Roads abundance of multi-cultural restaurants are 3 minutes away, Brentwood Mall and the new Brentwood Town Centre are 5 minutes away, and the newly conceived Urban Trail will offer your employees direct walking access to the Skytrain stations at Production Way and Lake City Way.

AREA:

Main Floor Showroom:	701 sq. ft.
Second Floor Office:	688 sq. ft.
Main Floor Warehouse:	<u>1,379 sq. ft.</u>
Total:	2,768 sq. ft.

ZONING: M - 3

FEATURES:

<i>Main Floor Showroom</i>	<i>Second Floor Office</i>	<i>Main Floor Warehouse</i>
<ul style="list-style-type: none">- Abundance of natural light- Fully air conditioned- Open area plan- T bar ceiling and parabolic lighting- Carpeting throughout- One (1) handicap accessible washroom	<ul style="list-style-type: none">- Abundance of natural light- Air conditioning throughout- Two (2) private offices- Open plan work area- T bar ceiling and parabolic lighting- Carpeting throughout- Coffee bar and sink- One (1) washroom	<ul style="list-style-type: none">- One (1) rear grade level loading door (12' x 14' ft)- 21' ft. clear ceiling heights- 40 amp/600 volt electrical power with a 25kva 120/208 volt transformer <i>(Tenant to verify)</i>- Sprinklered to NFPA 13- T5 warehouse lighting- One (1) sky light

PARKING: Four (4) parking stalls

LEASE RATE: \$15.00 per sq. ft. Plus G.S.T. (or) \$3,460.00 per month plus G.S.T.

OPERATING COSTS

& TAXES: \$6.22 per sq. ft. Plus G.S.T. (or) \$1,434.75 per month plus G.S.T.

AVAILABLE: *Immediately*



For Further Information, Please Contact:

PETER HALL PREC* / STEVEN HALL / BRADEN HALL - RE/MAX CENTRAL

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307 * Website: www.davieshall.ca

E-Mail: remax@davieshall.ca / steve@davieshall.ca / braden@davieshall.ca