



FOR LEASE
OFFICE/WAREHOUSE
#106-4268 Lozells Avenue, North Burnaby, B.C.



Location: Lakeview Business Park is located on the North Side of Burnaby Lake, one block from the corner of Winston Street and Lozells Avenue. Access is extremely efficient to all key market areas from either the Trans-Canada Highway or the Lougheed Highway, both just short drives from the property.

Zoning: M-5 Business Park providing a broad range of service, commercial, light industrial and office uses.

Building

Area:

Main Floor Office/ Showroom	966 sq. ft.
Second Floor Office:	966 sq. ft.
Main Floor Warehouse:	<u>574 sq. ft.</u>
Total:	2,506 sq. ft. (approx.)

Features:

Main Floor Office/Showroom	Second Floor Office	Main Floor Warehouse
- Fully air conditioned - Reception/Showroom area - One (1) large private office or broad room - Carpet throughout - Excellent Lighting - Blinds in windows - One (1) washroom	- Fully air conditioned - Two (2) Private offices - Open area plan - T-Bar ceiling with excellent lighting - Carpet throughout - Coffee bar and sink - Blinds in windows - One (1) washroom	- Fully sprinklered - One (1) 10' ft. X 14' ft. Grade level loading door - 19' ft. Clear ceiling heights - Fully alarmed

Parking: Two (2) stalls out front plus room for three (3) stalls at rear of unit including loading area

Lease Rate: \$17.00 per sq. ft. plus G.S.T. (or) \$3,550.17 per month plus G.S.T.

Operating Costs & Taxes: \$6.00 per sq. ft. plus G.S.T. (or) \$1,253.00 per month plus G.S.T.

Available: Immediately

For Further Information, Please Contact:
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