



# FOR LEASE

LAKE CITY JUNCTION

**#213 – 2999 Underhill Avenue, Burnaby, BC**



**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 between two skytrain stations, 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 Highway and The 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.

**ZONING:** M-3

**AREA:** 3,534 sq. ft.

**FEATURES:** **2,040 sq. ft.**

**Main Floor Office/Technical Space**

- Fully air-conditioned in front office area
- T-bar ceiling
- Parabolic lighting
- Carpeting throughout
- Excellent window frontage for natural light
- Two (2) private offices
- Server Room
- Lunchroom
- One (1) handicap accessible washroom

**1,494 sq. ft.**

**Main Floor Warehouse**

- One (1) rear grade level loading door (12' x 14') & one (1) rear dock level loading door with hydraulic levellers, bumpers & seals
- 26' clear ceiling heights
- 70 amp/600 volt electrical power with a 45kva 120/208 volt transformer
- Sprinklered to NFPA 13
- T5 warehouse lighting
- One (1) skylight
- One (1) washroom

**PARKING:** Five (5) assigned parking stalls

**LEASE RATE:** \$16.00 per sq. ft. plus GST (or) \$4,712.00 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$5.85 per sq. ft. plus GST (or) \$1,722.83 per month plus GST

**AVAILABLE:** July 1, 2020

**For Further Information, Please Contact:**

**PETER HALL PREC\* / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL**

*\*Personal Real Estate Corporation*

**Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307**

**E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca**

**Website: www.davieshall.ca**

