



## FOR SUB-LEASE

OFFICE/WAREHOUSE

**#310 & #311 – 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 area 5 minutes away, and the newly conceived UrbanTrail will offer your employees direct walking access to the Skytrain Stations at Production Way and Lake City Way.

**ZONING:** M-3

**AREA:**

Main Floor Office/Showroom:	1,750 sq. ft.
High Ceiling Warehouse:	2,166 sq. ft.
Second Floor Office/Mezzanine:	<u>2,151 sq. ft.</u>
Total:	6,067 sq. ft.

**FEATURES:**

- Modern lighting
- Lots of windows for natural light
- Nicely finished floors
- HVAC system
- Kitchen area
- Skylights for natural light in warehouse
- Two (2) 12' ft. x 14' ft. grade level loading doors
- Two (2) private offices on the second floor
- Open work area office space
- Male and female washrooms

**PARKING:** Five (5) parking stalls: Four (4) out front of unit and one (1) at back

**LEASE RATE:** \$23.00 per sq. ft. plus GST (or) \$11,628.42 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$6.57\* per sq. ft. plus GST (or) \$3,321.68\* per month plus GST  
*\* Not including Heat & Light*

**AVAILABLE:** Immediately

**LEASE EXPIRY:** November 30, 2023

For Further Information, Please Contact:

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

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