



# FOR LEASE

SECOND FLOOR OFFICE

**2<sup>ND</sup> FLOOR - #112-4268 LOZELLS AVENUE, 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.
- AREA:** 1,000 square feet
- FEATURES:**
- Full HVAC system
  - One (1) private office
  - Kitchenette
  - In suite private washroom
  - Large open area office
- PARKING:** Two (2) parking stalls out front
- LEASE RATE:** \$21.00 per sq. ft. plus G.S.T. (or) \$1,750.00 per month plus G.S.T.
- OPERATING COSTS & PROPERTY TAXES:** \$7.00\* per sq. ft. plus G.S.T. (or) \$583.33\* per month plus G.S.T.  
*\*Plus utilities which are approximately 38% of entire unit.*
- AVAILABLE:** February 15, 2024

For Further Information, Please Contact:

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

*\*Personal Real Estate Corporation*

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

**E-Mail: [braden@davieshall.ca](mailto:braden@davieshall.ca) / [steve@davieshall.ca](mailto:steve@davieshall.ca) / [peter@davieshall.ca](mailto:peter@davieshall.ca)**

**Website: [www.davieshall.ca](http://www.davieshall.ca)**

