



**FOR LEASE**  
**OFFICE / WAREHOUSE**  
**#105 – 4288 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.
- AREA:**
- |                    |                   |
|--------------------|-------------------|
| Main Floor Office: | 320 square feet   |
| Warehouse:         | 874 square feet   |
| Total:             | 1,194 square feet |
- ZONING:** M-5 providing a broad range of service, commercial, light industrial and office uses.
- FEATURES:**
- Front and grade level loading
  - 12' ceiling heights
  - 24.5' (width) by 49' (length) bay size
  - 3 phase 100 AMP electrical (to be verified by Tenant)
  - T-Bar ceiling in office
  - One (1) handicap accessible washroom
- PARKING:** Two (2) parking stalls
- LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$2,189.00 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$10.52\* per sq. ft. plus GST (or) \$1,047.50\* per month plus GST  
*\*Excluding heat and light*
- AVAILABLE:** March 1, 2025

**For Further Information, Please Contact:**

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

*\*Personal Real Estate Corporation*

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