



# FOR LEASE

## OFFICE/WAREHOUSE

### #302 & #303 - 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:** 4,162 sq. ft.

- FEATURES:** Main Floor Office/Showroom
- Fully air conditioned
  - Open area showroom
  - Two (2) private offices
  - Laminate flooring throughout
  - Coffee bar & sink
  - Two (2) handicap accessible washrooms

- Main Floor Warehouse
- Two (2) 12' ft. x 14' ft. grade level loading door
  - 21' ft. clear ceiling heights
  - Sprinklered to NFPA 13 to allow open racking to 20' ft. height on minimum 8' ft. aisles
  - Two (2) x 40 amp/600 volt electrical feed complete with a 25 k VA 120/208 volt transformer & panel
  - T5 high output fluorescent lighting
  - Two (2) skylight
  - Painted 6" inch bollards filled with concrete installed at the exterior of all grade level loading doors.
  - Two (2) ceiling fans

**PARKING:** Four (4) parking stalls

**LEASE RATE:** \$22.00 per sq. ft. plus G.S.T. (or) \$7,630.33 per month plus G.S.T.

**OPERATING COSTS &**

**PROPERTY TAXES:** \$7.45\* per sq. ft. plus G.S.T. (or) \$2,583.91\* per month plus G.S.T.  
*\*Excluding heat and light*

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
**\*Personal Real Estate Corporation**

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