



# FOR LEASE

## MAIN FLOOR OFFICE/WAREHOUSE

### #112 - 4238 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:**
- |                      |                      |
|----------------------|----------------------|
| Main Floor Office    | 854 sq. ft.          |
| Main Floor Warehouse | <u>1,446 sq. ft.</u> |
| Total:               | 2,300 sq. ft.        |
- FEATURES:**
- |                                     |  |
|-------------------------------------|--|
| <u>Main Floor Office</u>            | <u>High Ceiling Warehouse</u>                                  |
| - Open area office/reception        | - Dock level loading   |
| - One (1) private office            | - Electric dock leveller                                       |
| - HVAC system                       | - 25' clear ceiling heights                                    |
| - Nicely finished laminate flooring | - Natural gas heater   |
| - Handicap accessible washroom      | - Three (3) phase 100 amp. electrical power (tenant to verify) |
- PARKING:** Four (4) parking stalls including loading dock
- LEASE RATE:** \$24.00 per sq. ft. plus G.S.T. (or) \$4,600.00 per month plus G.S.T.
- OPERATING COSTS & PROPERTY TAXES:** \$7.28\* per sq. ft. plus G.S.T. (or) \$1,395.39\* per month plus G.S.T.  
\*Not including heat and light.
- AVAILABLE:** November 15, 2025

For Further Information, Please Contact:  
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