



FOR LEASE
EASTLAKE CAMPUS
8327 - 8339 EASTLAKE DRIVE, BURNABY, BC
PHASE I - 99% LEASED / PHASE II - 86% LEASED / PHASE III - 74% LEASED

EASTLAKE CAMPUS IS PLEASED TO WELCOME **BLACKBERRY, NOVADAQ, TOSHIBA, SUGOI, RACEFACE, SCM INSURANCE** AND OTHERS TO THIS SIGNATURE FACILITY



UNPRECEDENTED CAMPUS STYLE DEVELOPMENT WITH OFFICE AND FLEX-INDUSTRIAL OPPORTUNITIES
2,014 - 6,042 SF OPPORTUNITIES AVAILABLE

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FOR LEASE EASTLAKE CAMPUS 8327 - 8339 EASTLAKE DRIVE BURNABY, BC

LOCATION

8335 Eastlake Drive is located in the Lake City business district of Burnaby, BC, an adjacent suburb to Vancouver. Lake City is one of the most desirable business locations in the Lower Mainland due to its central location within Metro Vancouver, proximity to the Downtown core and its direct service by SkyTrain.

THE DEVELOPMENT

The Eastlake Campus will potentially consist of 6 multi-tenant or build-to-suit flex style buildings, totaling approximately 310,000 sf. The state-of-the-art concrete construction, 'curtain wall' style glazing and architectural features offer an unparalleled work environment, all in a landscaped, campus style location.

THE DEVELOPMENT TEAM

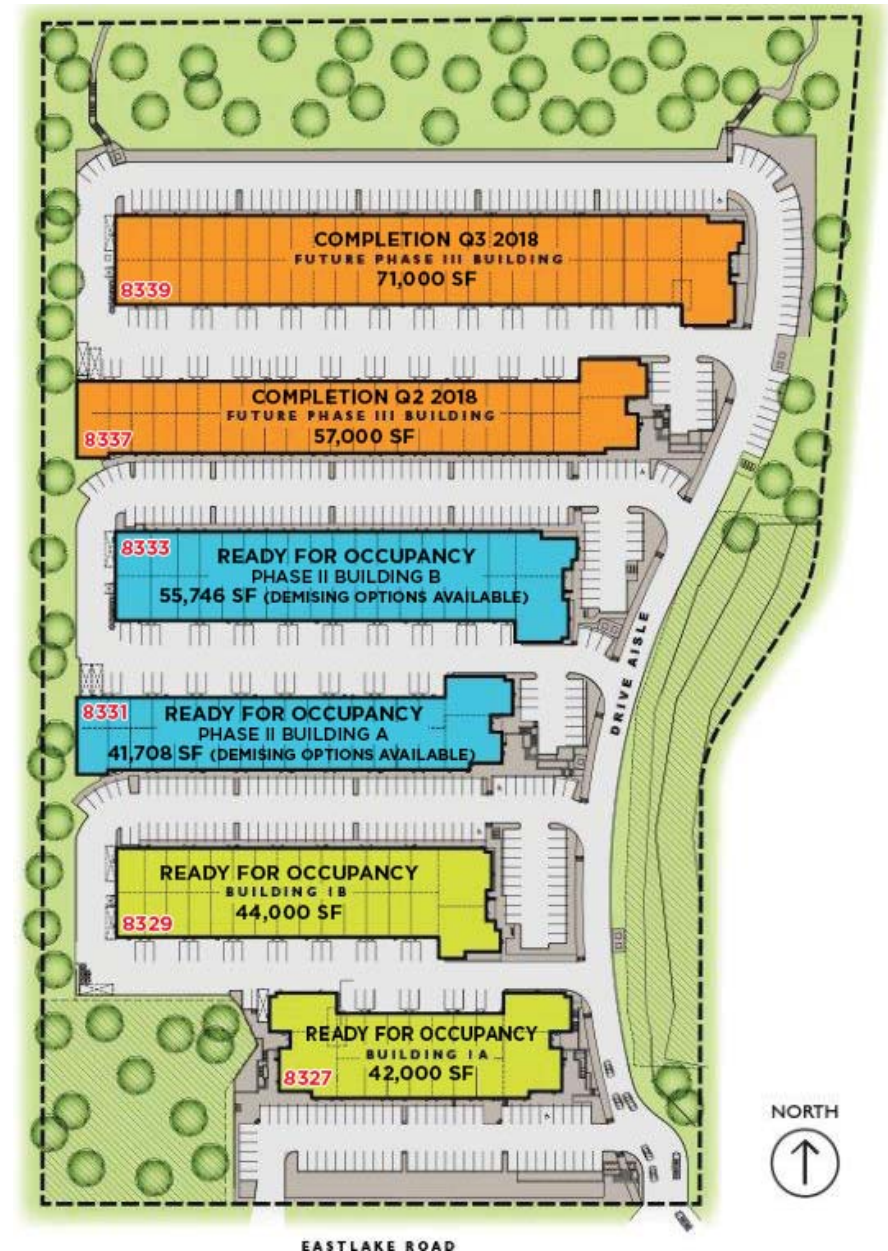
The Eastlake Campus is a joint venture partnership with two highly reputable groups: The Sun Life Assurance Company of Canada and The Adera Group of Companies. With significant real estate holdings and an impressive track record of real estate developments, tenants at Eastlake Campus can be confident the quality of construction will meet the highest standards, and that the entire development will be well managed and carefully maintained by a professional Landlord.

ZONING

The property is zoned CDM5 Industrial District which permits a wide variety of light industrial uses and high tech uses including general warehousing, wholesaling/distribution, assembly, laboratory and office.

PROPERTY FEATURES

- Located in the Lake City business district of Burnaby
- 310,000 sf development consisting of 6 multi-tenant/build-to-suit flex buildings
- Office & light industrial bays from 2,000 sf
- Abundance of nearby and planned on-site amenities
- SkyTrain in close proximity
- Grade loading / 20' - 24' warehouse ceilings
- 13' ceiling height in ground level office areas



NEARBY AMENITIES

- Restaurants: Subway, Megabite Pizza, Sushi Kaku and Seattle's Best Coffee
- Mac's Convenience Store/CIBC ATM
- Burnaby Mountain Golf Course
- Westbound on SkyTrain Brentwood features 110+ stores including: Whole Foods, London Drugs and a wide variety of restaurant, banking and retail amenities
- Eastbound on SkyTrain is Lougheed Mall anchored by: The Bay, Walmart and Sportchek, features over 140 stores
- Burnaby Mountain "Urban Trail" runs directly along the Northern border of the property

LEASE OPPORTUNITIES

- Total development of approximately 310,000 sf
- Office and light industrial lease opportunities from 2,000 - 6,042 sf

LEASE RATES

- Rates range from \$14.50 - \$20.00 psf, net
- Additional tenant improvement allowances available to quality long-term tenants

OCCUPANCY DATE

Phase I	Completed in Q4 2015
Phase II	Completed in Q4 2016
Phase III	3A Ready for Occupancy!
	3B Ready for Fixturing!

OPERATING COSTS AND PROPERTY TAXES

\$7.71 psf (estimated 2019)



PHASE I - BUILDING A - 8327 EASTLAKE DRIVE

SUITE	TOTAL	NET LEASE RATE	GROSS MONTHLY RENT
102 (CAFÉ)**	808 sf	-	-

PHASE II - BUILDING A - 8331 EASTLAKE DRIVE

SUITE	TOTAL	NET LEASE RATE	GROSS MONTHLY RENT
104	1,966 sf	\$17.50 psf	\$4,130
112	1,966 sf	\$17.50 psf	\$4,130

PHASE II - BUILDING B - 8333 EASTLAKE DRIVE

FULLY LEASED

PHASE III - BUILDING A - 8337 EASTLAKE DRIVE

SUITE	TOTAL	NET LEASE RATE	GROSS MONTHLY RENT
201	2,165 sf	\$18.00 psf	\$4,639
111, 118, 119, 120	2,014 sf	\$16.50 psf	\$4,063

PHASE III - BUILDING B - 8339 EASTLAKE DRIVE

FULLY LEASED

** UNDER CONTRACT



**CUSHMAN &
WAKEFIELD**

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