



**FOR LEASE – DOCK LOADING**  
**LAKEVIEW BUSINESS PARK**  
**#112 -4238 Lozells Avenue, Burnaby**



**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.

**Building Area:**

Main Floor Office	607 sq. ft.
Second Floor Office	854 sq. ft.
Main Floor Warehouse	<u>1,693 sq. ft.</u>
<b>Total:</b>	<b>3,154 sq. ft.</b>

**Features:**

Main Floor Office	Second Floor Office	High Ceiling Warehouse
<ul style="list-style-type: none"> <li>- Open area office/reception</li> <li>- One (1) private office</li> <li>- HVAC system</li> <li>- Nicely finished laminate flooring</li> <li>- Handicap accessible washroom</li> </ul>	<ul style="list-style-type: none"> <li>- Open area office/reception</li> <li>- One (1) private office</li> <li>- Board room</li> <li>- HVAC system</li> <li>- Opening windows</li> <li>- Coffee bar and sink</li> <li>- Carpeting throughout</li> <li>- One (1) washroom</li> </ul>	<ul style="list-style-type: none"> <li>- Dock level loading</li> <li>- Electric dock leveller</li> <li>- 25' ft. clear ceiling heights</li> <li>- Natural gas heater</li> <li>- Three (3) phase 100 amp electrical power (tenant to verify)</li> </ul>

**Parking:** Four (4) parking stalls and loading dock

**Lease Rate:** \$15.00 per sq. ft. plus G.S.T. (or) \$3,942.50 per month plus G.S.T.

**Operating Costs & Taxes:** \$5.00 per sq. ft. plus G.S.T. (or) \$1,314.16 per month plus G.S.T.

**Available:** July 1<sup>st</sup> 2017

**For Further Information, Please Contact:**  
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