

Industrial/Office | For Sublease

# Lake City Business Centre

8500-8516 BAXTER PLACE | BURNABY, BC

Flex Office/Warehouse Space Conveniently Located Minutes to  
Production Way-University SkyTrain Station



## Contact

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**CBRE**





## The Opportunity

Located in the heart of Burnaby’s Lake City high-tech employment area, Lake City Business Centre is offering 11,719 SF of flex office/warehouse space for lease featuring 5 dock loading and up to 20’ clear ceilings. Lake City Business Centre is within walking distance to Production Way - University SkyTrain Station, allowing tenants to benefit from access to both the Expo and Millennium SkyTrain Lines.

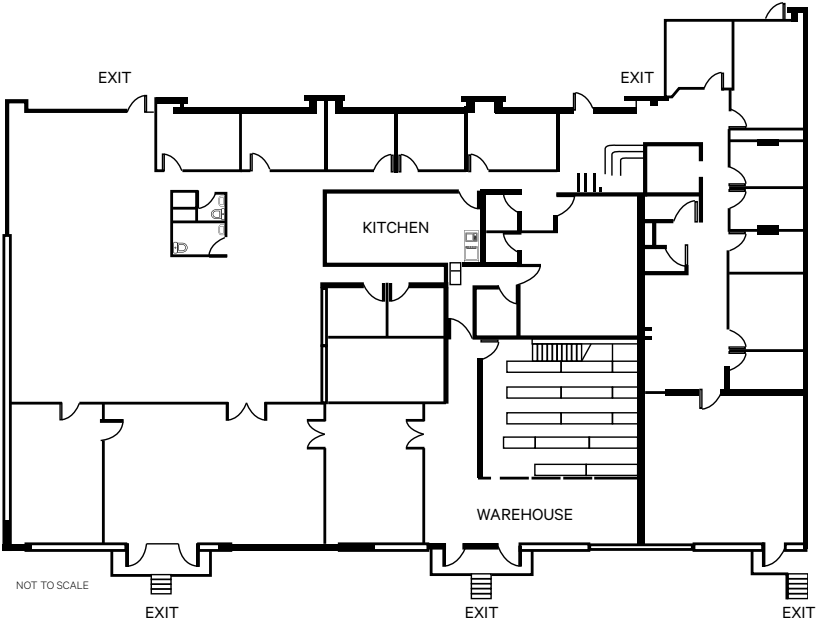
Lougheed Highway is just 2 minutes south of the property, with easy access to the Trans-Canada Highway and other major thoroughfares. Lake City and Lake City Business Centre is home to local and multi national businesses, including TELUS, SureHire, MBS Studios, Daiya Foods, STEMCELL, Wesco, and William F. White International, to name a few.

Type:	Flex office/warehouse space
Size:	11,719 SF
Rate:	Below Market
Additional Rent:	\$8.86 PSF (2024 Estimate)
Available:	Immediately
Term:	July 30, 2028
Zoning:	CD-M5 (Comprehensive Zoning)

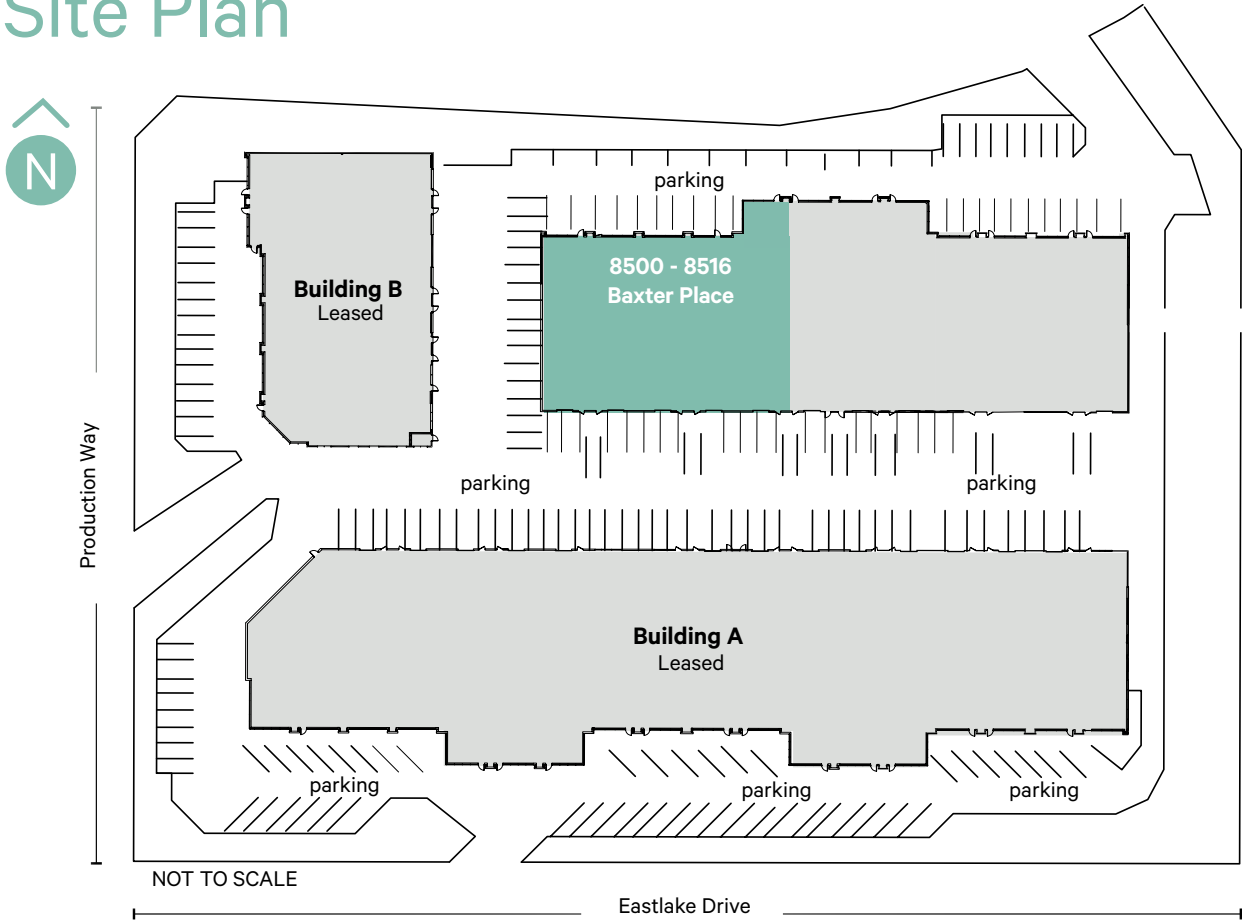


## Space Features

- + 12 offices
- + 2 large meeting rooms
- + Boardroom
- + Kitchen
- + Training Room
- + Open Area Office/Tech Areas
- + Warehouse (20’ clear height)
- + Storage
- + Multiple washrooms
- + 5 dock loading doors
- + Abundance of free parking



## Site Plan





# For Sublease | Brand New, “A” Class Office/Warehouse Space

## Lake City Business Centre

8500 - 8516 Baxter Place | Burnaby, BC



## Drive Times

Lougheed  
6 Min

Coquitlam  
20 Min

Downtown Vancouver  
30 Min

Brentwood  
10 Min

North Vancouver  
26 Min

Vancouver International Airport  
40 Min

## Contact Agent

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