

FOR LEASE

**SECOND FLOOR OFFICE
2ND FL. #112 – 4268 LOZELLS AVENUE
BURNABY, BC**



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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 Lougheed Highway, both just short drives from the property.

ZONING: M2

AREA: 1,000 square feet

FEATURES:

- Full HVAC system
- One (1) private office
- Kitchenette
- In suite private washroom

PARKING: Two (2) parking stalls at front of building

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$1,666.67 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$9.15* per sq. ft. plus GST (or) \$762.50* per month plus GST
**Plus utilities which are approximately 38% of entire unit*

AVAILABLE: September 1, 2026

For Further Information, Please Contact:
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