



ORACLE
PROPERTY GROUP

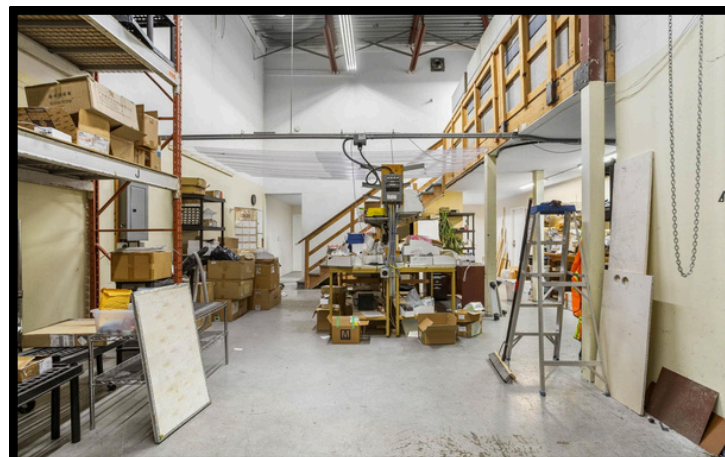
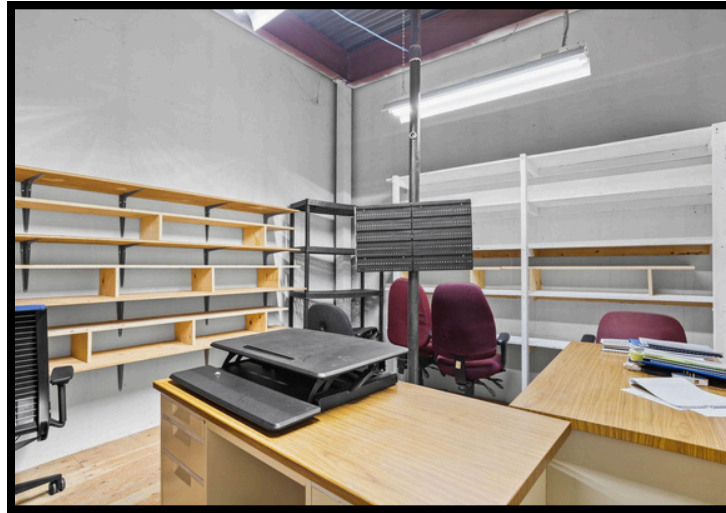


FOR LEASE

#101 – 7450 Lowland Drive,
Burnaby



Opportunity



Property Details

Address
#101 – 7450 Lowland Drive, Burnaby, BC V5J 5A4

PID
800-183-580

Year Built
1991

Size - 3,522 sq. ft.
~2,700+ sq. ft. office (2 levels)
~765 sq. ft. warehouse

Zoning
M3 - **Permitted Uses:** Industrial, warehouse, office, flex

Lease Details

Well-appointed office and warehouse unit located in Burnaby’s sought-after Big Bend industrial area. The unit features approximately 2,700+ sq. ft. of improved office space over two levels, including private offices, open work areas, meeting rooms, kitchenette, and washrooms. An additional ±765 sq. ft. warehouse area includes a grade-level loading bay door, ideal for storage, light assembly, or distribution. Vacant and move-in ready.

Highlights

 **Prime Big Bend industrial location**

Located in Burnaby’s highly sought-after Big Bend industrial area with quick access to Marine Way, Boundary Road, and major transportation routes, offering excellent connectivity throughout Burnaby, Vancouver, and the Lower Mainland.

 **Grade-Level Loading**

Includes warehouse space with a grade-level bay door, making it well-suited for storage, light assembly, distribution, or service-based operations.

 **Professional Office Build-Out**

Thoughtfully designed office space across two levels featuring private offices, open work areas, meeting rooms, kitchenette, and washrooms—ideal for administrative, professional, or operational teams.

 **Office + Warehouse Configuration**

A versatile unit featuring approximately 2,700+ sq. ft. of improved office space over two levels, plus ±765 sq. ft. of warehouse space—ideal for a wide range of professional and industrial users.

 **On-Site Parking**

Convenient on-site parking available for staff and visitors, enhancing accessibility and day-to-day operations.

 **Move-In Ready Opportunity**

Vacant and ready for immediate occupancy, offering a rare opportunity to secure a functional office/warehouse combination in a prime industrial location.



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