



6869 Merritt Avenue | Burnaby, BC

## FOR LEASE Second Level Office/Flex Space

Unique opportunity to lease office/flex space with 6 perimeter offices, open area, workshop area, and storage rooms. Demised options can be considered. The building is located walking distance to Royal Oak Station, restaurants, shopping, and more.

**Jesse Godin**  
Senior Associate  
Commercial Sales & Leasing  
604 691 6636  
jgodin@naicommercial.ca

**John Freyvogel**  
Personal Real Estate Corporation  
Vice President, Leasing & Sales  
604 691 6640  
jfreyvogel@naicommercial.ca

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca



## 6869 Merritt Avenue

Burnaby, BC

### Opportunity

6869 Merritt Avenue is located within the Royal Oak area, offering convenient access to Kingsway and Marine Way. Well-connected to transit, including the Royal Oak SkyTrain Station, the property is surrounded by extensive amenities and the Metrotown retail hub. This central location provides excellent accessibility to all major markets within Greater Vancouver, with direct access to the key arterial road, Kingsway. The property is just a 10-minute walk from Royal Oak SkyTrain Station and a 5-minute drive to Metrotown.

### Features

- ▶ Signage
- ▶ Operable windows
- ▶ Air conditioning

### Property Details

#### Size

3,436 SF of 2<sup>nd</sup> level office/flex  
(demised options considered)

#### Parking

Surface stalls at rear

#### Basic Rent

\$25.00/SF

#### Additional Rent

\$20.59/SF (2026 estimate)

#### Availability

30 days' notice

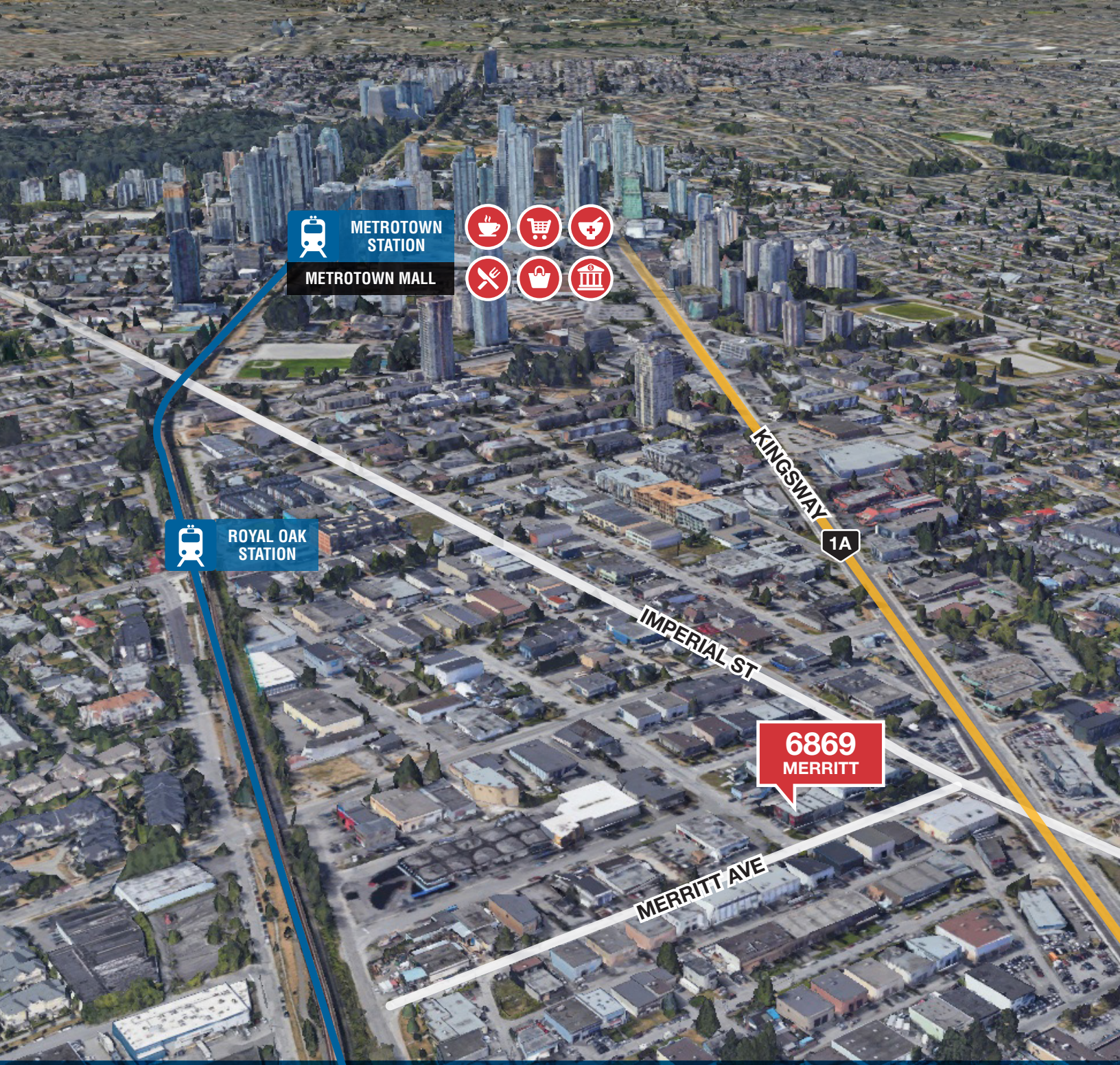
#### Zoning

M4 (Special Industrial District)

#### Year Built

1965 (renovated)





 **METROTOWN STATION**  
**METROTOWN MALL**



 **ROYAL OAK STATION**

**KINGSWAY**  
**1A**

**IMPERIAL ST**

**6869 MERRITT**

**MERRITT AVE**

Jesse Godin  
Senior Associate  
Commercial Sales & Leasing  
604 691 6636  
jgodin@naicommercial.ca

John Freyvogel  
Personal Real Estate Corporation  
Vice President, Leasing & Sales  
604 691 6640  
jfreyvogel@naicommercial.ca

**NAI Commercial**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca