

**AVISON
YOUNG**

For Lease

**7342 & 7382 Winston Street
Burnaby, BC**



Burnaby Lake Industrial Centre offers an opportunity to lease affordable office space in a central location. The complex is professionally managed by Bosa Development Corporation.

Nicolas Bilodeau, Senior Vice President
604.647.1336
nicolas.bilodeau@avisonyoung.com

Office space for lease

Burnaby Lake Industrial Centre - 7342 & 7342 Winston Street
Burnaby, BC

Property details

PREMISES

7342

Suite 101: 705 sf
Suite 105: 1,654 sf
Suite 200: 6,467 sf

7382

Suite 100: 844 sf
Suite 201: 1,378 sf
Suite 205: 783 sf

AVAILABILITY

7342

Suite 101: Immediately
Suite 105: Immediately
Suite 200: Immediately

7382

Suite 100: Immediately
Suite 201: Immediately
Suite 205: Immediately

LEASE RATE

Contact listing agent

OPERATING COSTS

\$5.86 psf (2025)

PARKING

One (1) stall for every 600 sf leased

ZONING

M2-M5, allowing for a variety of office uses



Location

Burnaby Lake Industrial Centre is centrally-located in North Burnaby on the southwest corner of Winston Street and Phillips Avenue.

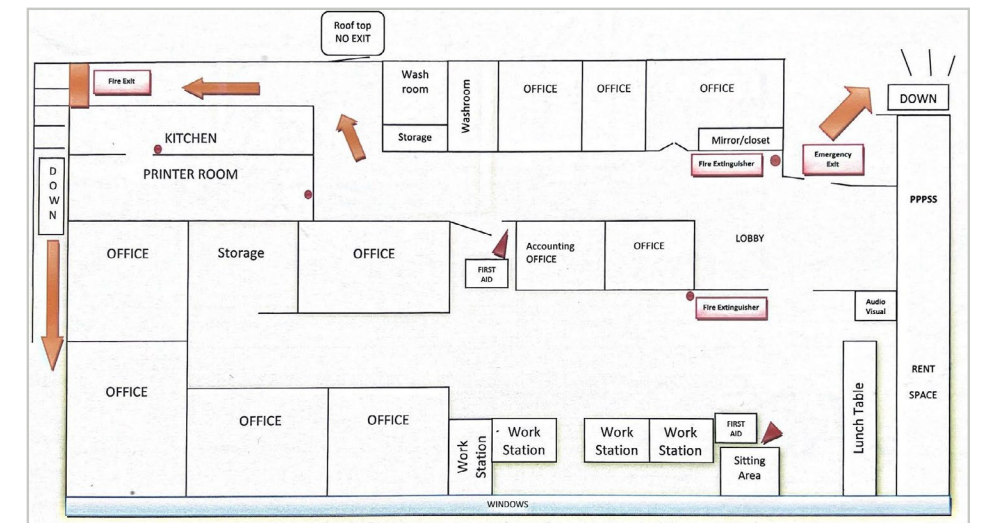
The property benefits from convenient access to and from both the Lougheed and Trans-Canada Highways. The Winston-Government corridor is easily accessible by SkyTrain and bus transit and benefits from various amenities nearby.

Amenities

- Lougheed Highway
- Trans-Canada Highway
- SkyTrain Stations
- Brentwood Mall
- Metrotown
- Simon Fraser University (SFU)
- British Columbia Institute of Technology (BCIT)



Suite 200





**SUBJECT
PROPERTY**

Drive times

- 22** minutes to North Vancouver
- 22** minutes to Surrey City Centre
- 25** minutes to Downtown Vancouver
- 30** minutes to Langley 200th Street interchange
- 40** minutes to Vancouver International Airport
- 45** minutes to US Border crossing

Contact for more information

Nicolas Bilodeau, Senior Vice President
 604.647.1336
 nicolas.bilodeau@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca



© 2026 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").