

**TWO FULL FLOORS AVAILABLE  
TOTALING 41,558 SF**



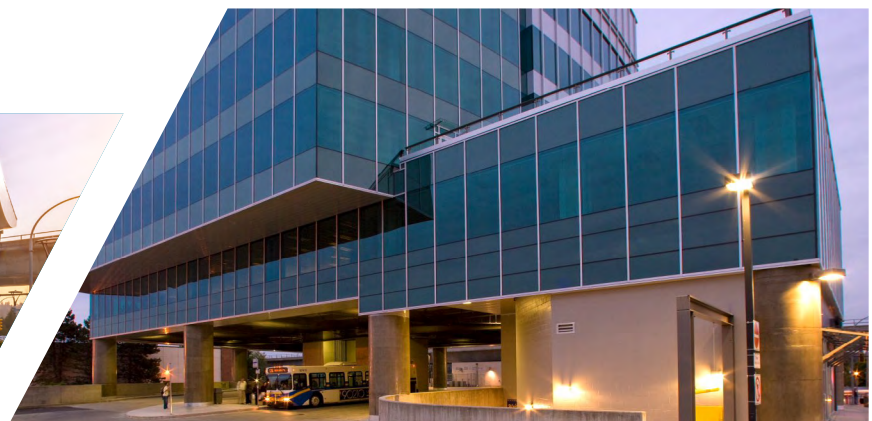
**Prime Office Spaces For Lease With Unparalleled  
Convenience. Prime Location, Unmatched Accessibility**

FOR LEASE

# 3292 PRODUCTION WAY

Burnaby, BC V5A 4R4, Canada

- 2 Full Floors Available Totaling 41,558 SF
- A Class office space directly connected to Production Way SkyTrain Station.





## BUILDING OVERVIEW

Lake City Centre, constructed in 2008, stands as a six-storey, class A office building at the foothills of Burnaby Mountain. Nestled in proximity to Simon Fraser University and Lougheed Town Centre, the building is strategically positioned next to the Production Way SkyTrain Station, facilitating swift connections to the Expo and Millennium Lines. With immediate access to the Trans-Canada Highway, Lake City Centre boasts a prime location, making it the perfect choice for businesses seeking convenient and accessible office space.

## GREEN BUILDING FEATURES

Lake City Centre is certified LEED Gold and has been awarded BOMA BEST Certification, signifying its commitment to exceptional building environmental standards through the integration of various innovative 'green' features. These initiatives aim to diminish your company's environmental impact and lower energy bills. Noteworthy features include low "e" windows, water-efficient plumbing fixtures, and a high-performance building envelope, collectively contributing to comfortable indoor temperatures and decreased energy consumption. Lake City Centre also has achieved the Rick Hansen Certification for accessibility accommodating access for a more diverse mix of staff and visitors.

Situated in close proximity to SkyTrain and bus routes, Lake City Centre promotes reduced car dependence. The building incorporates a range of innovative and environmentally friendly features designed to foster sustainability.

## BUILDING AMENITIES



Fully equipped gym



Secure underground parking



On-site food and retail services



Rooftop patio



End-of-trip facilities



Direct access to SkyTrain

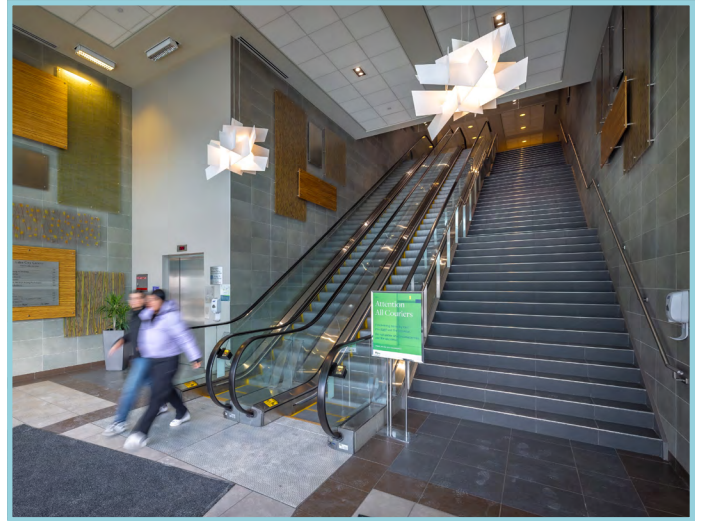


Secure bike storage



# DESIGN

Lake City Centre's modern and stylish architectural design employs urban contemporary materials, including concrete, steel, and coloured glass, to communicate a refined and sophisticated image.



# AVAILABLE SPACE

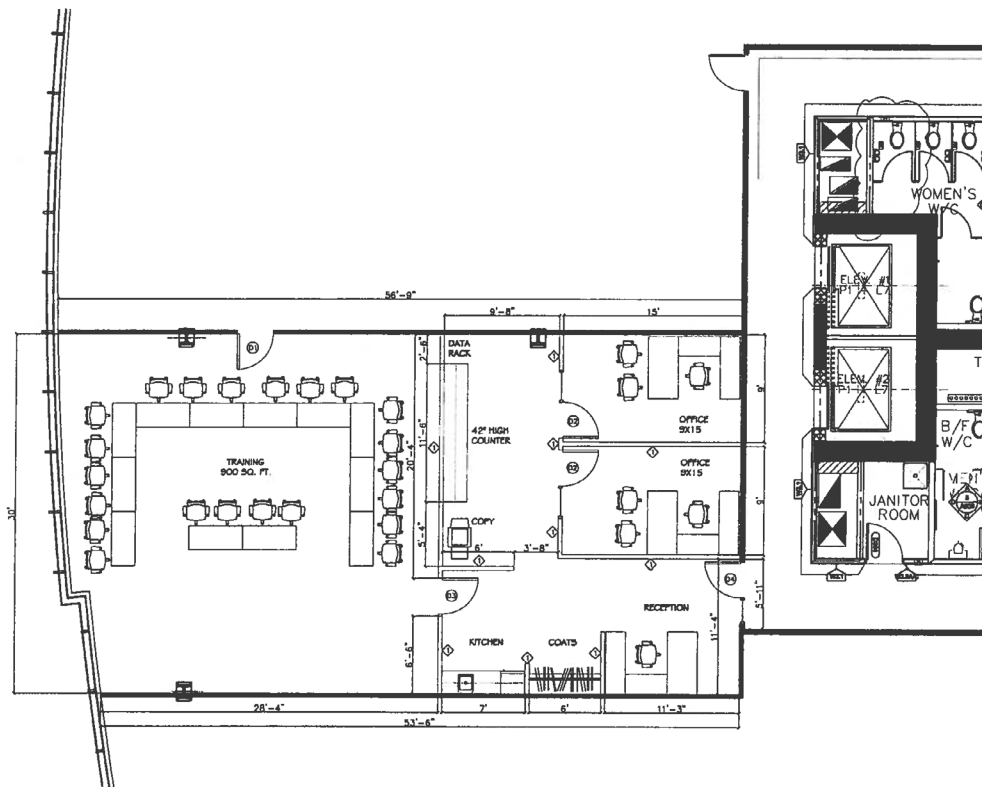
## SUITE 502

- Size: 1,994 SF
- Availability: Immediately
- Net Rent: Contact listing agents

# TAXES & OPERATING COSTS

- Office: \$17.35 PSF, per annum (2024 estimate)

# 5<sup>TH</sup> FLOOR - UNIT 502



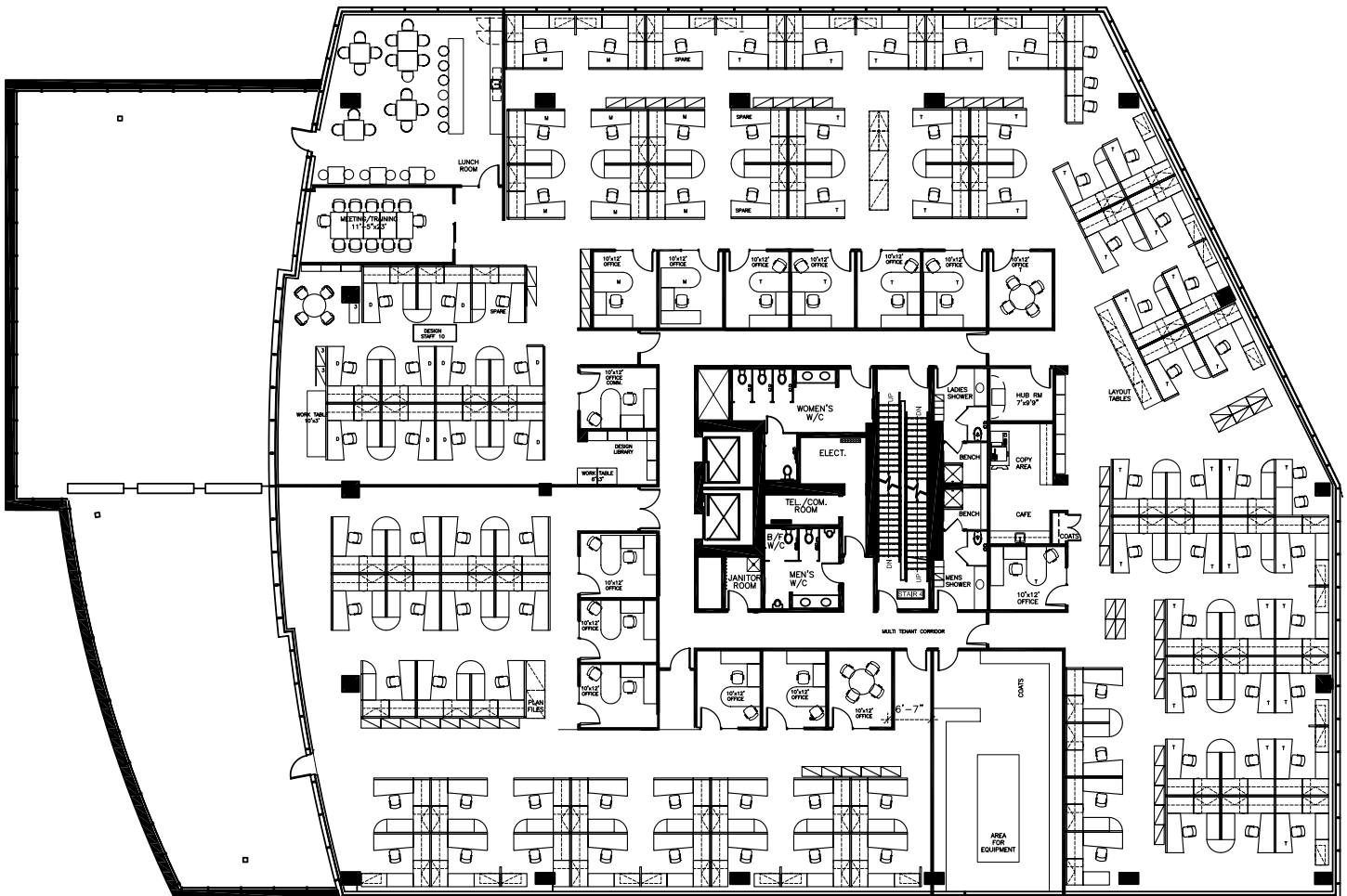
# AVAILABLE SPACE

## 3RD FLOOR:

- Size: 20,773 SF
- Availability: April 1, 2025
- Net Rent: Contact Listing Agents
- Taxes & Operating Costs: \$17.35 PSF, per annum (2024 estimate)

### Description:

- Fully improved with 15 offices, large lunchroom, meeting rooms, private deck and open work spaces.



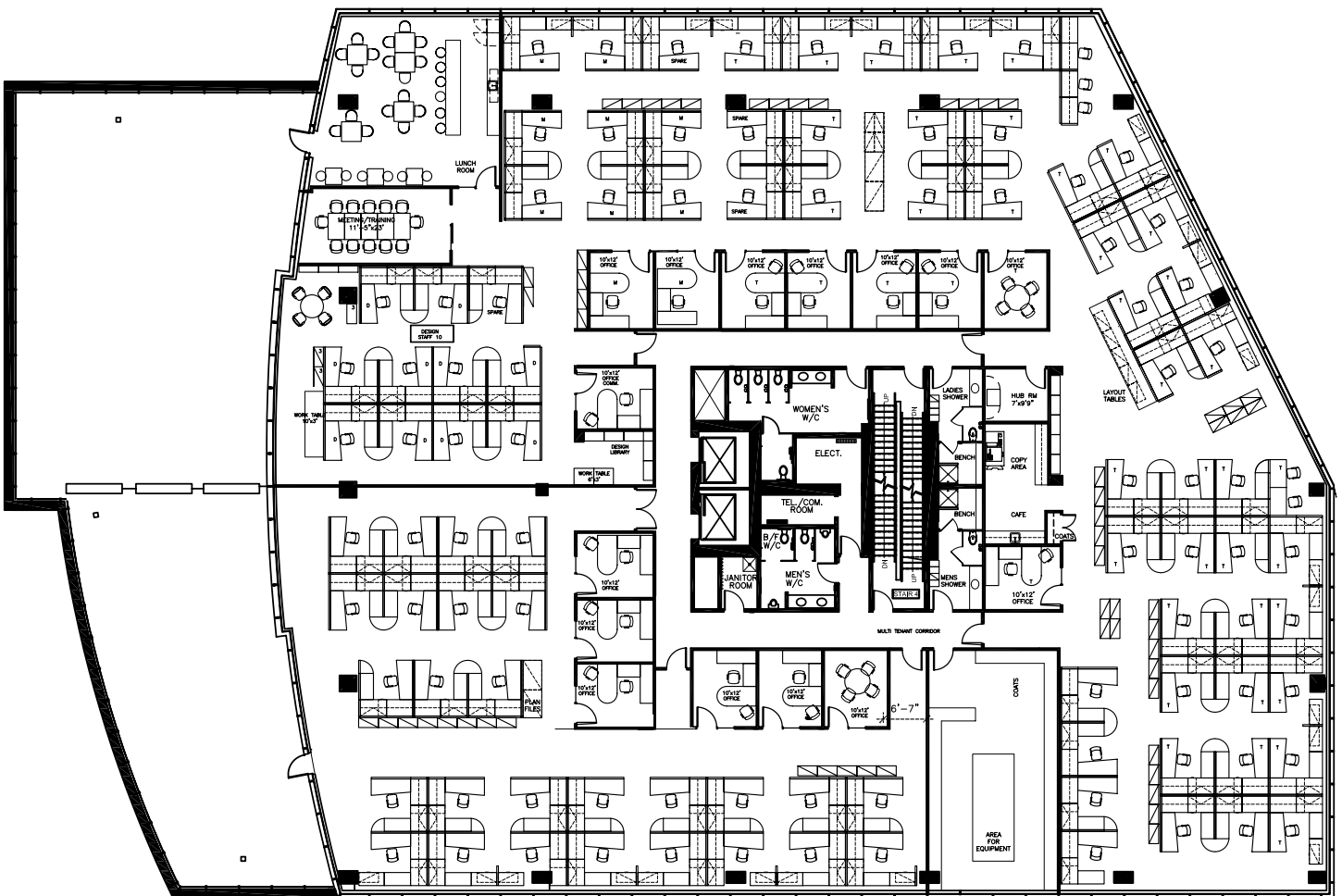
# AVAILABLE SPACE

## 4TH FLOOR:

- Size: 20,785 SF
- Availability: April 1, 2025
- Net Rent: Contact Listing Agents
- Taxes & Operating Costs: \$17.35 PSF, per annum (2024 estimate)

### Description:


- Fully improved with reception, 3 meeting rooms, 15 private offices, kitchenette, and open work spaces.



# LOCATION MAP



## NEARBY AMENITIES

- 1** Subway
- 2** Megabite Pizza
- 3** Circle K
- 4** Sushia Sushi
- 5** CareRx Vancouver
- 6** Oneway Café
- 7** Costco Wholesale
- 8** Dageraad Brewing
- 9** Bread and Butter Café
- 10** Café Artigiano
- 11** Go Curry Go!
-  Burnaby Fire Station

## LISTING AGENTS

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