



FOR SUBLEASE

UNIT 140

8061 LOUGHEED HIGHWAY
BURNABY, BC

**8,190 SF OFFICE / WAREHOUSE WITH
DOCK & GRADE LOADING**



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LOCATION

Excellent flex office/warehouse unit with good exposure to Lougheed Highway and easy access to the Trans-Canada Highway. Conveniently located just a short walk from the Lake City Way Skytrain Station.

AVAILABLE AREA

Main floor office/warehouse 6,419 SF

Mezzanine office 1,771 SF

Total 8,190 SF

Option to lease main floor office and warehouse only

PROPERTY FEATURES

- 1 dock level door
- 1 dock/ramped grade loading
- 26' clear ceilings
- LED Lighting
- 10 parking stalls
- Two (2) washrooms on each level
- Warehouse racking available for subtenant's use
- Superb quality a/c office areas

SUBLEASE TERM

December 30th 2027

LEASE RATE

Only \$19.95 psf per annum, fully net

TAXES & OPERATING COSTS

Estimated at \$9.14 psf for 2024

ZONING

CD / M5

Provides for the accommodation of general industrial activities including warehousing and storage, manufacturing, production studio space and business and professional office uses.

OCCUPANCY DATE

Available with 60 days notice

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