

FOR LEASE

EASTLAKE CAMPUS

8327 - 8339 EASTLAKE DRIVE, BURNABY, BC

EASTLAKE CAMPUS IS PLEASED TO WELCOME **BLACKBERRY, NOVADAQ, TOSHIBA, RACEFACE, SCM INSURANCE, GREENLIGHT INNOVATION, AVL FUEL CELL** AND OTHERS TO THIS SIGNATURE FACILITY

eastlake
CAMPUS

CAMPUS STYLE DEVELOPMENT
WITH OFFICE & FLEX-INDUSTRIAL OPPORTUNITIES

Roger Leggatt
Personal Real Estate Corporation
Executive Vice President
604 640 5882
roger.leggatt@cushwake.com

Max Zessel
Personal Real Estate Corporation
Senior Vice President
604 640 5824
max.zessel@cushwake.com

Liam Boulton
Senior Associate
Leasing & Sales
604 629 5023
liam.boulton@cushwake.com

Ethan Regan
Associate
604 608 5916
ethan.regan@cushwake.com



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EASTLAKE DRIVE

LOCATION

The Eastlake Campus is located in the Lake City business district of Burnaby, BC, an adjacent suburb to Vancouver. Lake City is one of the most desirable business locations in the Lower Mainland due to its central location within Metro Vancouver, proximity to the Downtown core and its direct service by SkyTrain.

THE DEVELOPMENT

The Eastlake Campus consists of 6 multi-tenant or build-to-suit flex style buildings, totaling approximately 310,000 sf. The state-of-the-art concrete construction, 'curtain wall' style glazing and architectural features offer an unparalleled work environment, all in a landscaped, campus style location.

ZONING

The property is zoned CDM5 Industrial District which permits a wide variety of light industrial uses and high tech uses including general warehousing, wholesaling/distribution, assembly, laboratory and office.

NEARBY AMENITIES

- Restaurants: Subway, Megabite Pizza, Sushi Kaku and Seattle's Best Coffee
- Mac's Convenience Store/CIBC ATM
- Burnaby Mountain Golf Course
- Westbound on SkyTrain Brentwood features 110+ stores including: Whole Foods, London Drugs and a wide variety of restaurant, banking and retail amenities
- Eastbound on SkyTrain is Lougheed Mall featuring over 140 stores anchored by: The Bay, Walmart and SportChek
- Burnaby Mountain "Urban Trail" runs directly along the northern border of the property

AVAILABILITIES

8331 EASTLAKE DRIVE

| SUITE | AVAILABLE AREA | AVAILABILITY | LEASE RATE |
|-------------|----------------|--------------|------------------------|
| 104 | 1,966 sf | Available | Contact Listing Agents |
| 109/110 | 4,120 sf | Available | Contact Listing Agents |
| 111 | 2,060 sf | Available | Contact Listing Agents |
| 109/110/111 | 6,180 sf | Available | Contact Listing Agents |
| 113/114 | 4,026 sf | Available | Contact Listing Agents |

8337 EASTLAKE DRIVE

\$10.74 psf (estimate 2024)

| SUITE | AVAILABLE AREA | AVAILABILITY | LEASE RATE |
|-------|----------------|--------------|------------------------|
| 116 | 1,920 sf | Available | Contact Listing Agents |
| 118 | 2,014 sf | Available | Contact Listing Agents |

PROPERTY FEATURES

- 310,000 sf development consisting of 6 multi-tenant/build-to-suit flex buildings
- Office & light industrial bays from 2,000 sf
- Grade loading doors
- 20' - 24' warehouse ceilings
- 13' ceiling height in ground level office areas
- Abundance of on-site and nearby amenities
- Bread X Butter Café in Building 1A (8327 Eastlake Drive): new café for all tenants, offers catering services too
- SkyTrain in close proximity



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1200 – 700 West Georgia Street
Vancouver, BC V7Y 1A1
cushmanwakefield.ca