

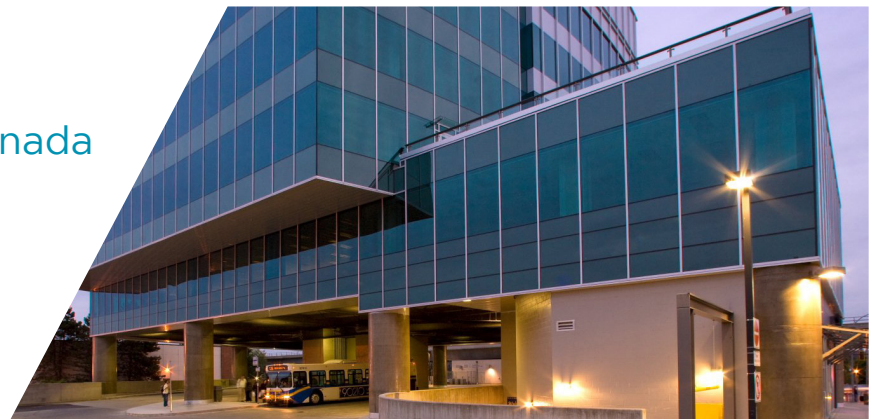


Prime Office Spaces For Lease With Unparalleled
Convenience. Prime Location, Unmatched Accessibility

FOR LEASE

3292 PRODUCTION WAY

Burnaby, BC V5A 4R4, Canada





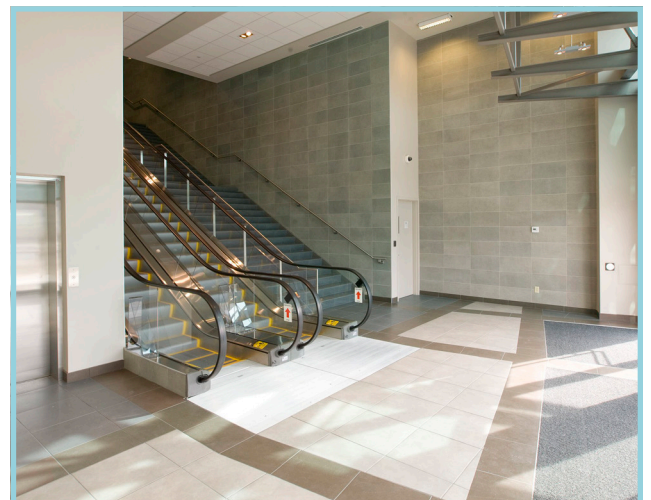
BUILDING OVERVIEW

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 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.



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.

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

Roger Leggatt

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5882
roger.leggatt@cushwake.com

Max Zessel

Personal Real Estate Corporation
Senior Vice President
+1 604 640 5824
max.zessel@cushwake.com

Liam Boulton

Senior Associate
Office Leasing
+1 604 640 5023
liam.boulton@cushwake.com

Ethan Regan

Associate
Office Leasing
+1 604 902 4649
ethan.regan@cushwake.com

