

FOR LEASE | INDUSTRIAL/OFFICE
5542 SHORT STREET
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

\$19.50 PSF
INTRODUCTORY
RATE – YEAR 1



- ▶ **19,142 SF Freestanding Flex Office/Industrial Facility**
- ▶ **Post Production/Animation Studio/Potential Data Storage Facility**
- ▶ **Only a 2-Minute Walk from Royal Oak SkyTrain**
- ▶ **Heavy 3-Phase Power (750 KVA Substation) Plus Extensive Cooling Infrastructure**
- ▶ **High-End Features/Security System**

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CELEBRATING OVER
50
YEARS IN VANCOUVER



Location

The property is located at the end of a cul-de-sac on the corner of Antrim Avenue & Short Street. The property is strategically located near major shopping nodes (Metrotown & Edmonds). Furthermore, the property is approximately two blocks east of rapid transit (Royal Oak Station).

Features

- ▶ Tilt-up concrete construction
- ▶ Entire facility serviced by HVAC
- ▶ Parking/loading area fully fenced with security gate
- ▶ 25 on-site parking stalls
- ▶ Grade loading door
- ▶ Boardroom/conference rooms
- ▶ Screening & theatre room
- ▶ First aid room
- ▶ Central expansive lunchroom/staff area
- ▶ Wired for fiber optic service
- ▶ Sprinklered
- ▶ Security cameras
- ▶ Fob security system
- ▶ LED lighting throughout property
- ▶ Pre-Action fire system (server area)
- ▶ Heavy 3-phase 1200 amp electrical main plus on-site 750 KVA electrical substation
- ▶ UPS backup battery system

Building Area

Main floor office/production area	14,600 SF
Mezzanine office/production area	4,542 SF
Total	19,142 SF

Lot Size

37,834 SF (0.86 acre)

Year Built

1997

Power Upgrade

The Landlord plans to significantly increase the power supply. Contact agent for details.

Cooling Infrastructure

1 x 60-tonne roof top chiller
 4 x 5-10-tonne rooftop air conditioning units

Basic Rent

\$19.50 PSF introductory rate for year 1

Additional Rent

\$8.00 PSF

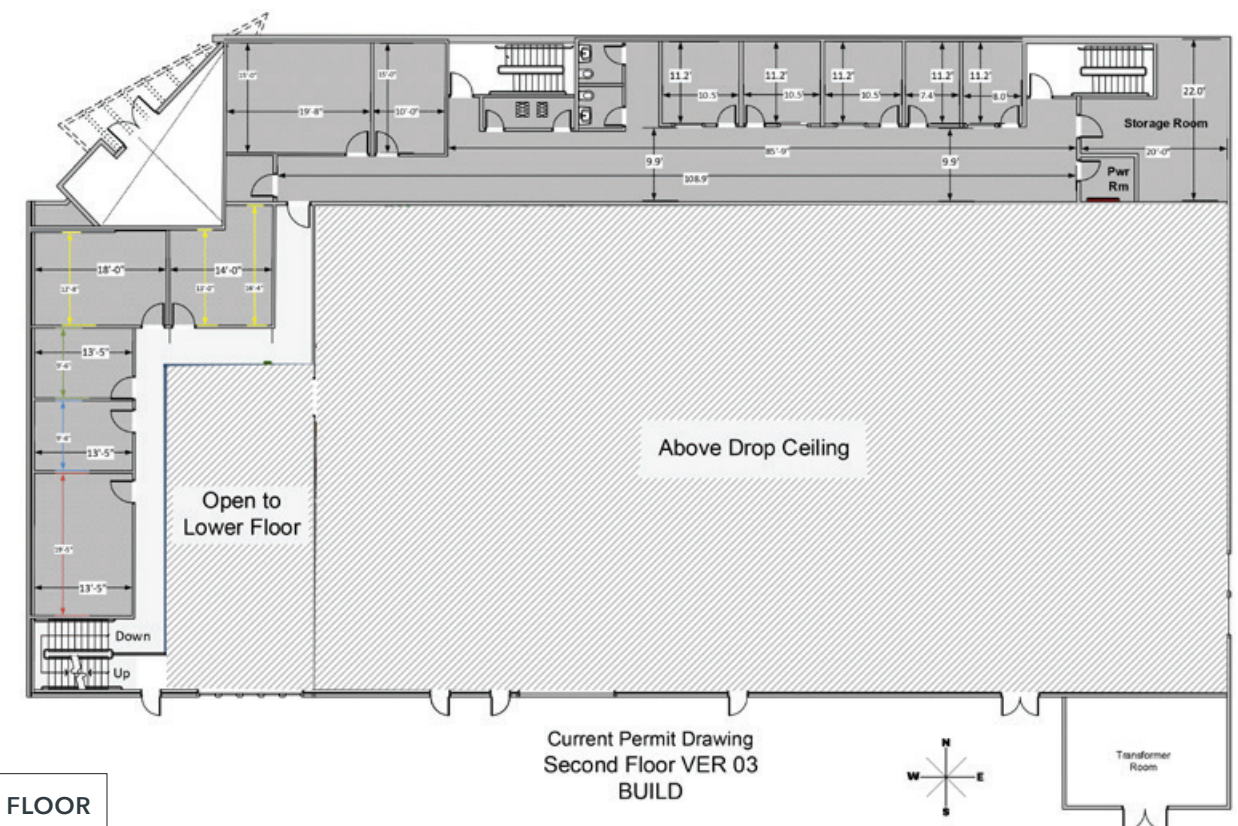
Available

Immediate

Floor Plans



MAIN FLOOR



SECOND FLOOR



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