



**FOR LEASE**

# 4,104 SF & 5,829 SF North Burnaby Office/Warehouse Units

Units 107 & 109 - 8575 Government Street, Burnaby

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# For Lease: Units 107 & 109 – 8575 Government Street, Burnaby

## Opportunity & Location

8575 Government Street is situated within the Winston-Government corridor of North Burnaby. The subject property is ideally positioned, approximately two blocks equidistant from the Lougheed and Trans Canada Highway, offering quick access to all points of Metro Vancouver. Public transportation is available through the Production Way SkyTrain Station just minutes away, and bus service essentially directly in front of the premises.

## Available Areas\*

	Unit 107	Unit 109
Warehouse	3,902 SF	3,010 SF
Ground Floor Office	954 SF	1,094 SF
Second Floor Office	973 SF	-
<b>Total</b>	<b>5,829 SF</b>	<b>4,104 SF</b>

\*Areas are approximate and to be verified

## Unit Features

- 22' clear warehouse ceiling height
- One (1) dock level door per unit
- One (1) grade level door per unit
- Nicely finished office space
- 3-phase electrical service
- Ample on-site parking

## Available

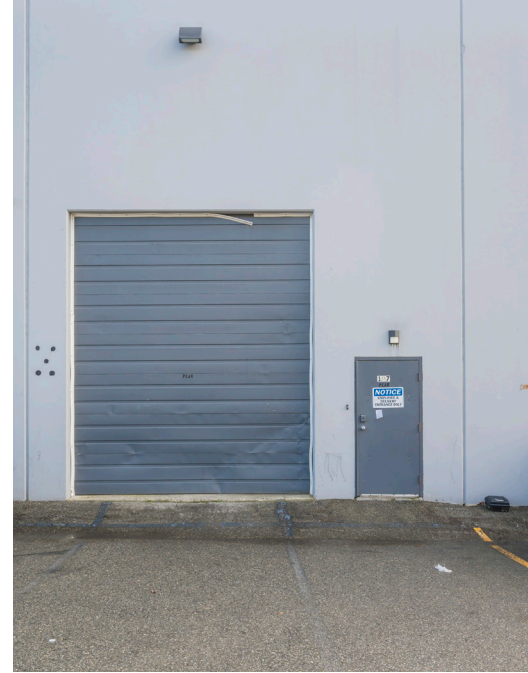
Immediately

## Asking Lease Rate

\$19.50 per SF, per annum (net)

## Additional Rent

\$7.84 per SF, per annum (2026 estimate)



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