

Industrial | For Lease

CBRE

Lake City Business Centre

Burnaby, BC

Flex Office/Industrial Space in North Burnaby Located Minutes to
Production Way-University Skytrain Station



Owned & Professionally Managed By:



Manulife

Investment Management

For Lease | Flex Office/Industrial Space in North Burnaby

Lake City Business Centre | Burnaby, BC

The Opportunity

On behalf of Manulife Investment Management, CBRE Limited is pleased to offer the opportunity to lease flex office/industrial space within Lake City Business Centre. The current offering features up to 11,724 SF in Building C with dock loading, up to 200 amps at 600 volts, 3-phase electrical power, and excellent corporate appeal.

Lake City Business Centre is comprised of a three-building multi-tenant complex on 5.1-acres in a business park setting offering excellent corporate appeal and frontage to Production Way. The business park provides easy accessibility to both the Expo and Millennium SkyTrain Lines, and major thoroughfares such as the Trans-Canada Highway (Hwy 1) and Lougheed Highway (Hwy 7).

The Lake City industrial area is home to local and national companies such as ALS Environmental, BELFOR Property Restoration, Global BC, K-Bro Linen Systems, Wesco Industries, William F. White International, and STEMCELL Technologies.



Available Space

Unit	Unit Size	Availability
8500-8516 Baxter Place	±2,540 SF to 11,724 SF	Immediate
8528 Baxter Place	2,696 SF	Under Contract

Building C

Asking Lease Rate

Contact Listing Agent

Taxes & Operating Cost (Incl. Management Fee)

\$9.86 PSF (2026 est.)

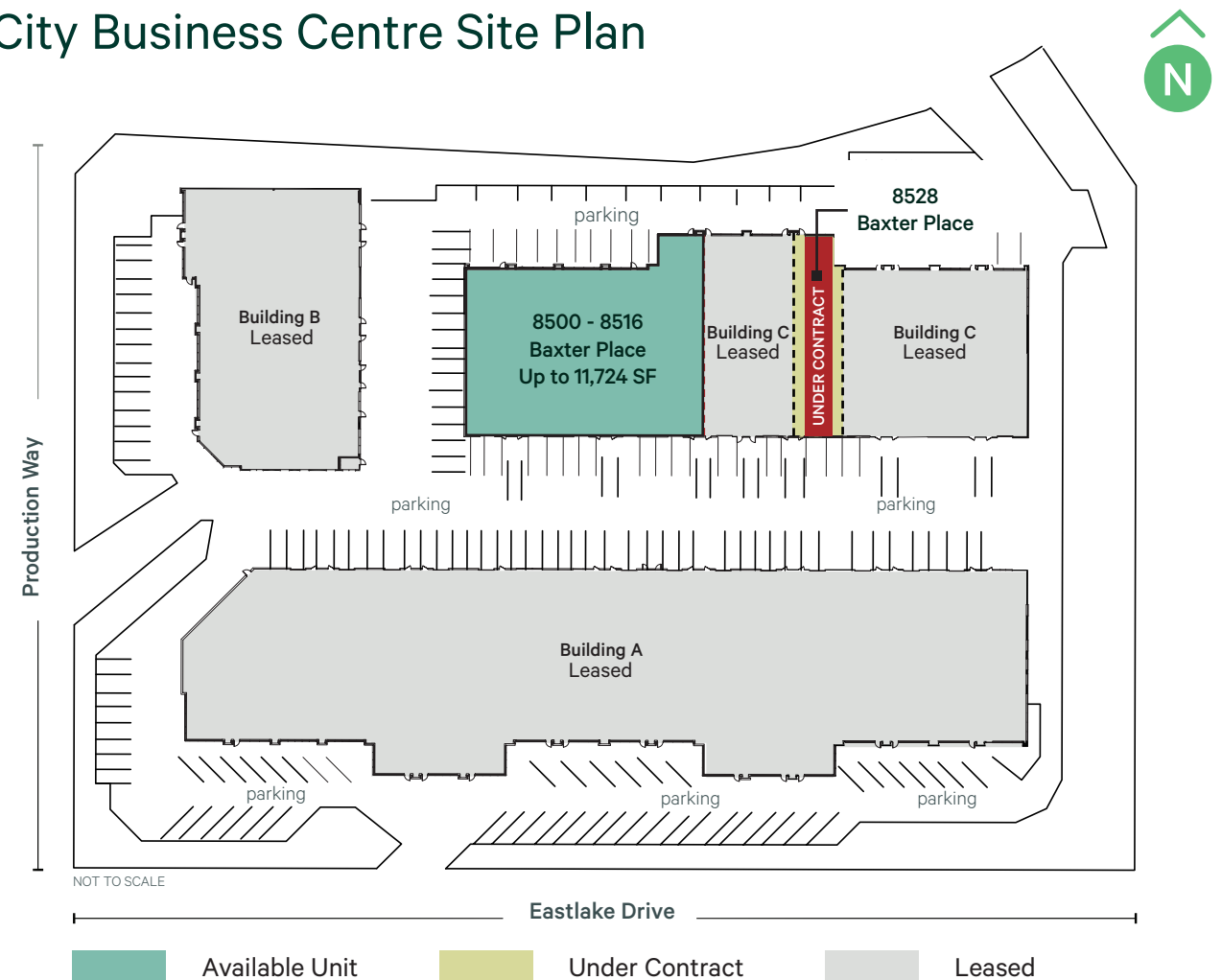
Zoning

CD (Comprehensive Zoning)

**Minimum demisable size for 8500-8516 Baxter Place is approximate.*



Lake City Business Centre Site Plan



Available Unit Under Contract

Available Unit Under Contract Leased

Building C



**8500 - 8516
Baxter Place**

Unit Size
±2,540 SF to 11,724 SF

**Minimum demisable size is approximate.*

Availability
Immediate

Building C

**8528
Baxter Place**

Unit Size
2,696 SF

UNDER CONTRACT

Floor Plan



8528 Baxter Place

Space Features

- + 1 dock door
- + Up to 200 amps at 600 volts, 3-phase power
- + 5 private offices
- + Front reception area
- + Kitchenette
- + 2 washrooms
- + Ample on-site parking

Floor Plan



8500 - 8516 Baxter Place

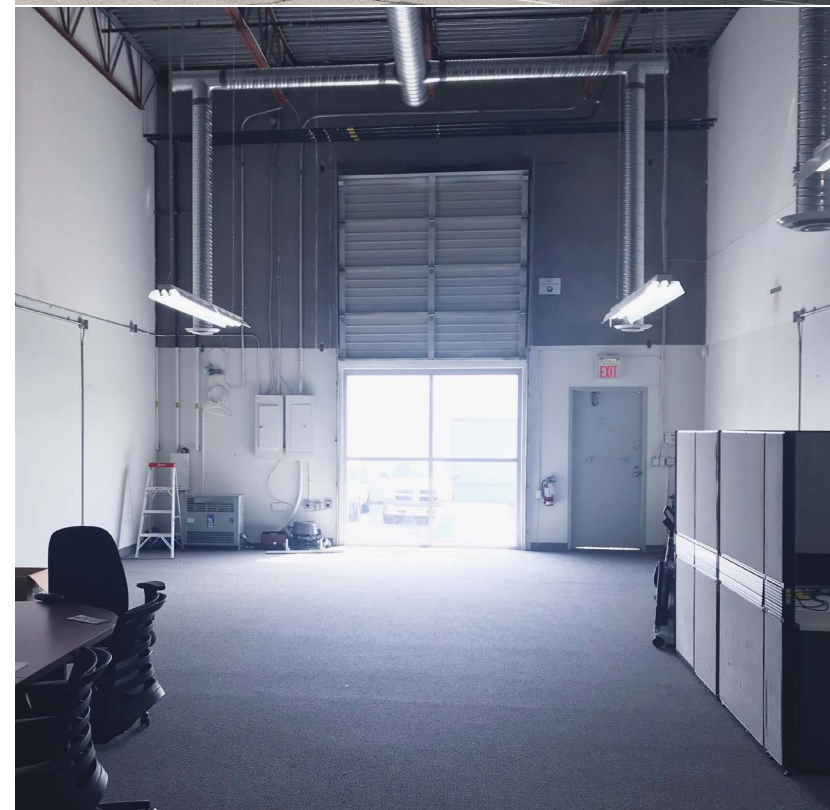
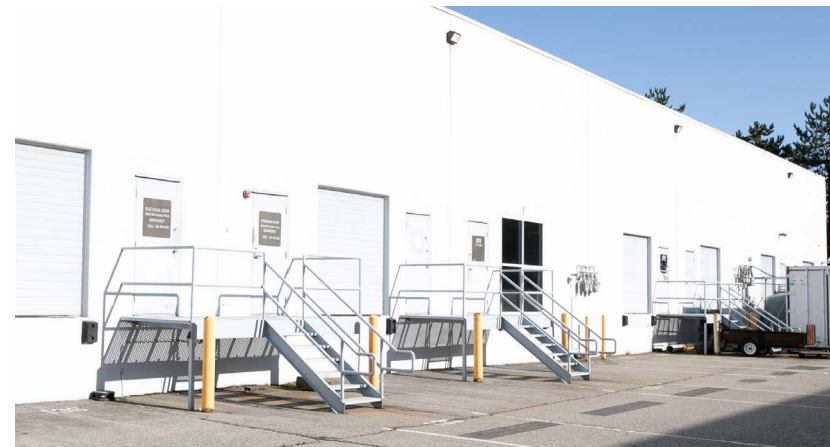
Space Features

- + 5 dock positions
- + 18'10" clear ceiling in warehouse
- + Up to 200 amps at 600 volts, 3-phase power
- + 12 offices, 2 large meeting rooms, boardroom, and training room
- + Kitchen
- + Open Office/Tech Areas
- + Storage
- + Multiple washrooms
- + Ample on-site parking

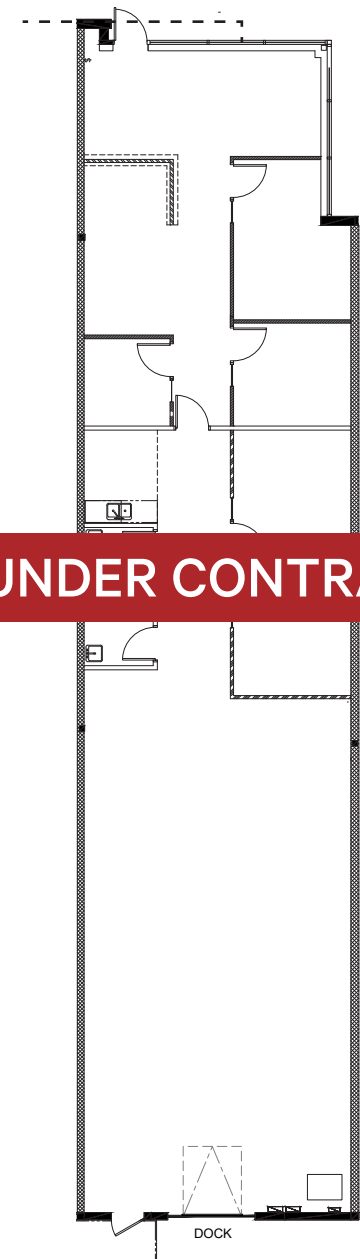
--- Potential demising options for illustrative purposes only.



FLOOR PLAN IS APPROXIMATE AND NOT TO SCALE

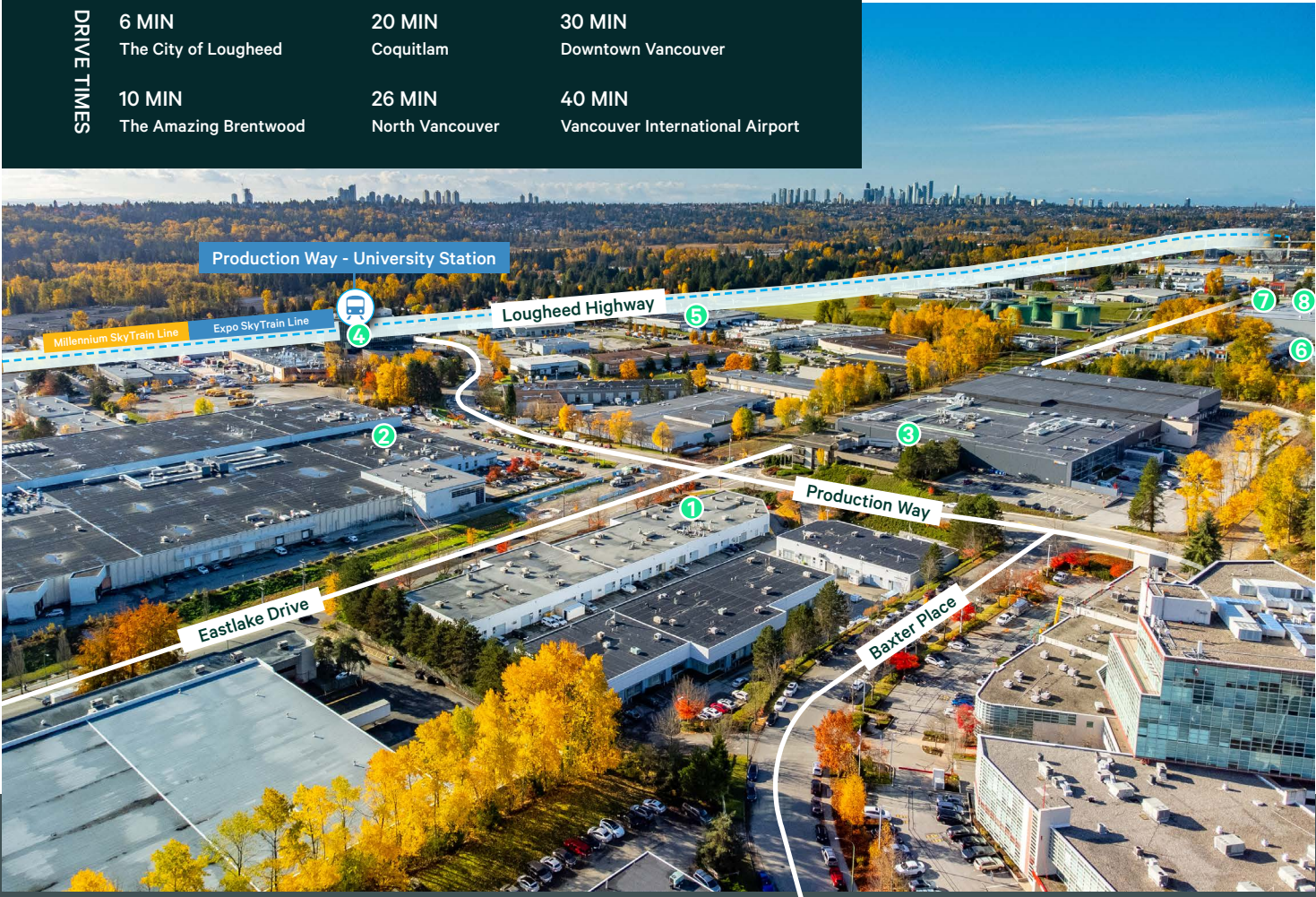


UNDER CONTRACT



FLOOR PLAN IS APPROXIMATE AND NOT TO SCALE

DRIVE TIMES	6 MIN	20 MIN	30 MIN
	The City of Lougheed	Coquitlam	Downtown Vancouver
	10 MIN	26 MIN	40 MIN
	The Amazing Brentwood	North Vancouver	Vancouver International Airport



Neighbours in the Area

- 1 SureHire
- 3 STEMCELL Technologies
- 5 William F. White International
- 7 MBS Equipment Co.
- 2 Daiya Foods
- 4 Securiguard
- 6 Hiossen Implant Canada
- 8 Mammoth Studios

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