

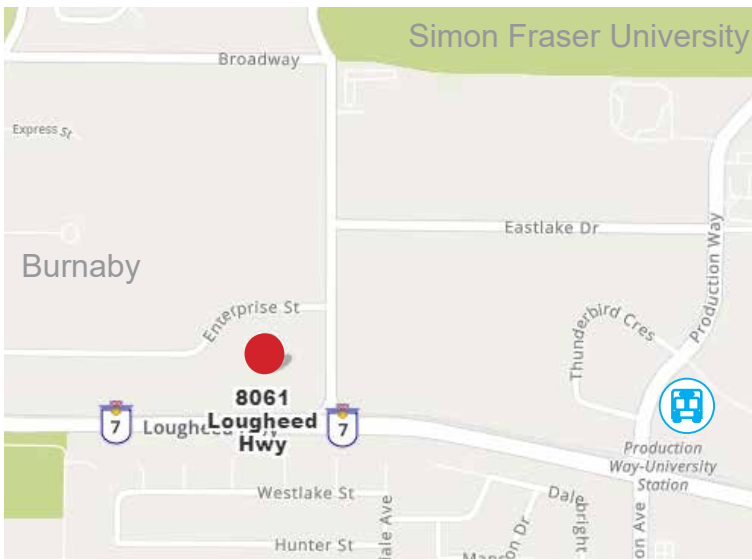
# Lake City Court II Unit 170 - 8061 Lougheed Hwy



## AVAILABLE FOR LEASE

TIM EVANS  
Director, Leasing  
tim.evans@bentallgreenoak.com  
Tel 604.661.5099 Fax 604.661.5055

BentallGreenOak   
www.bentallgreenoakleasing.com



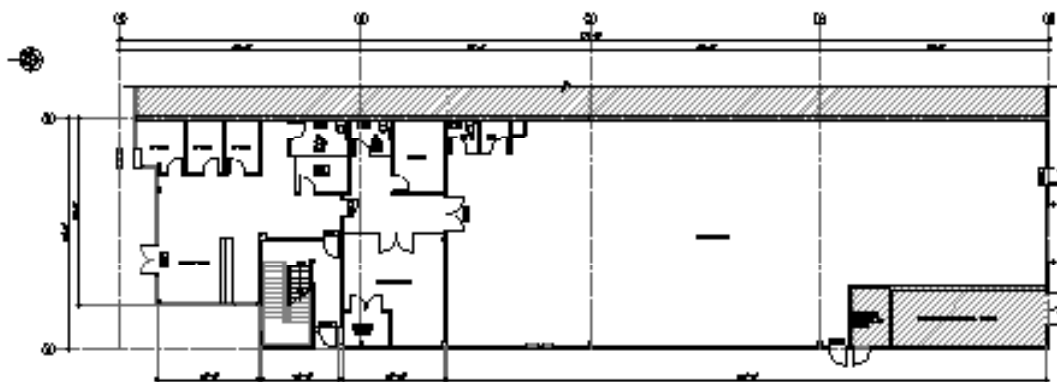
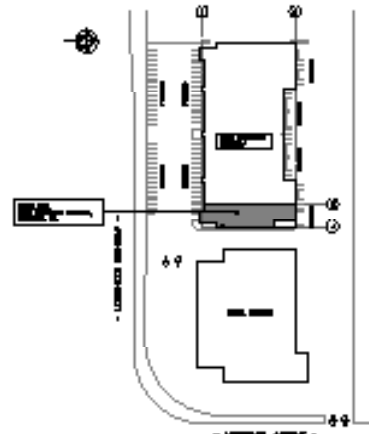
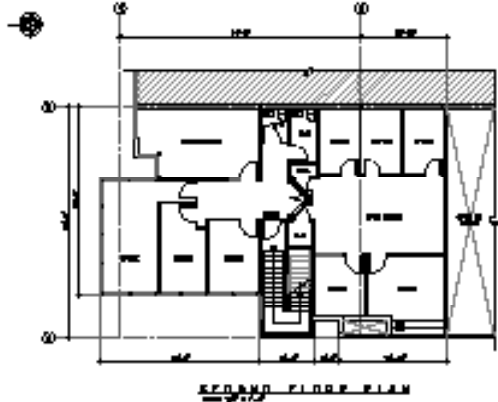
## LOCATION

Excellent corner flex office/industrial unit with good exposure to Loughheed Highway and easy access to the Trans-Canada Highway. Conveniently located near the Production Way-University Skytrain Station.

## FEATURES

- 25' Ceiling Height
- 1 (one) grade door
- Ample onsite Parking and Bike Storage
- HVAC System Throughout the Office
- CD/M5 Zoning - Suited for a variety of Industrial and Office related uses.
- Power Supply : 200 Amps/ 120-480 Volts/ 3 Phase

## Floor Plan



3D virtual tour. View the space here:  
<https://my.matterport.com/show/?m=AXPa9G2UtZi>

## RENTABLE AREA

MAIN FLOOR OFFICE	2,190 sq. ft.
2ND FLOOR OFFICE	2,443 sq. ft.
WAREHOUSE	4,416 sq. ft.
<b>TOTAL</b>	<b>9,049 sq. ft.</b>

## COSTS

EXPENSES/ TAXES	\$7.17 / sq. ft.
(2021 ESTIMATE)	
BASIC RENT	Upon Request