

8327 - 8339 EASTLAKE DRIVE

BURNABY, BC



eastlake

CAMPUS

CAMPUS-STYLE DEVELOPMENT FOR LEASE

eastlake

CAMPUS

310,000 SF | 6-BUILDING CAMPUS

Eastlake Campus is the perfect hub for bringing ideas to life. Located in the bustling Lake City business district of Burnaby, BC, just a stone's throw from Vancouver, Eastlake Campus offers a prime Metro Vancouver location. The campus offers different access to SkyTrain and main throughfare, providing easy commutes to "throughout the Lower Mainland."

Totaling 310,000 SF, Eastlake Campus features six multi-tenant or build-to-suit flex-style buildings. The state-of-the-art concrete construction, customizable spaces, and proximity to amenities provide an unparalleled work environment - all set within a beautifully landscaped, campus-style setting.

OFFICE & LIGHT INDUSTRIAL BAYS

AVAILABLE FROM 2,000 SF - 10,000+ SF



GRADE LOADING
DOORS

WAREHOUSE CEILING
HEIGHT: 20' - 24'

OFFICE/SHOWROOM
CEILING HEIGHT: 13'

10 MIN WALK TO
SKYTRAIN

BIKE LOCKING
LOCATIONS AND
END-OF-TRIP
FACILITIES WITH
SHOWERS

CLOSE PROXIMITY
TO TRANS-CANADA
AND LOUGHEED
HIGHWAYS

east|ake

CAMPUS

EASTLAKE DRIVE

8339



Phase 3

8337



Phase 3

8333



Phase 2

8331



Phase 2

8329



Phase 1

8327



Phase 1

current

AVAILABILITIES

8331 Eastlake Drive

Suite	SF	Availability	Lease Rate
108	2,060 SF	Now	Contact Leasing Agents
109/110	4,120 SF	Now	Contact Leasing Agents
111	2,060 SF	Now	Contact Leasing Agents
109/110/111*	6,180 SF	Now	Contact Leasing Agents
113/114**	4,026 SF	Now	Contact Leasing Agents

*TAXES & OPERATING COST | \$12.59 PSF per annum (Est. 2025)

**TAXES & OPERATING COST | \$13.24 PSF per annum (Est. 2025)

8333 Eastlake Drive

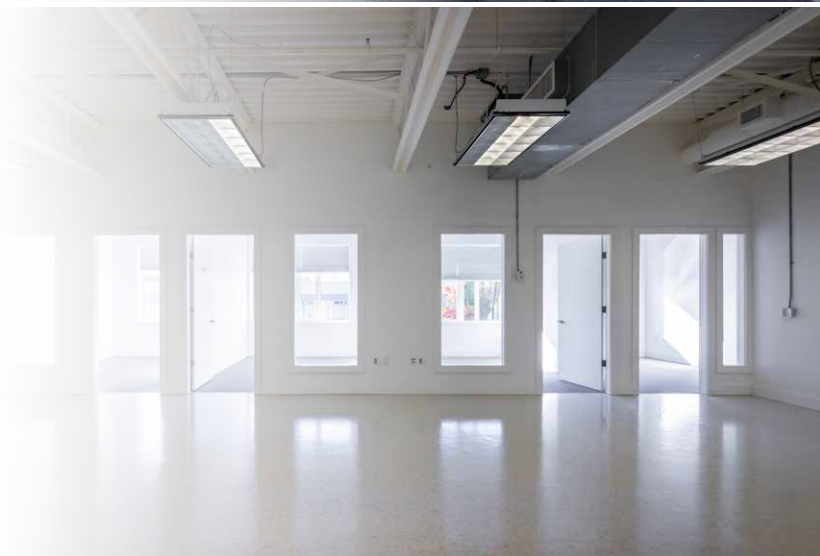
Suite	SF	Availability	Lease Rate
208*	2,400 SF	July 2025	Contact Leasing Agents

*TAXES & OPERATING COST | \$13.24 PSF per annum (Est. 2025)

8337 Eastlake Drive

Suite	SF	Availability	Lease Rate
118*	2,014 SF	Now	Contact Leasing Agents
120	2,014 SF	Now	Contact Leasing Agents

*TAXES & OPERATING COST | \$12.68 PSF per annum (Est. 2025)



explore the

NEIGHBOURHOOD

DINING

1. Cafe Artigiano
2. Canadian Pizza Plus
3. Foodies on Board
4. Megabite Pizza
5. Rod's Kitchen & Grill
6. Sandwich Tree
7. Subway
8. Sushia
9. Ultra Wave

RETAIL

1. Prostock Athletic Supply
2. Race Face Components
3. Two Way Hockey
4. United Library Services - BC Division

FITNESS & RECREATION

1. P&B Dance Unlimited Studios

SKYTRAIN STATION

1. Production Way-University



prime location

IN THE HEART OF BURNABY

east|lake
CAMPUS

W. VANCOUVER

N. VANCOUVER

VANCOUVER

BURNABY

NEW WESTMINSTER

SURREY

COQUITLAM

PORT COQUITLAM

PITT MEADOWS

PORT MOODY

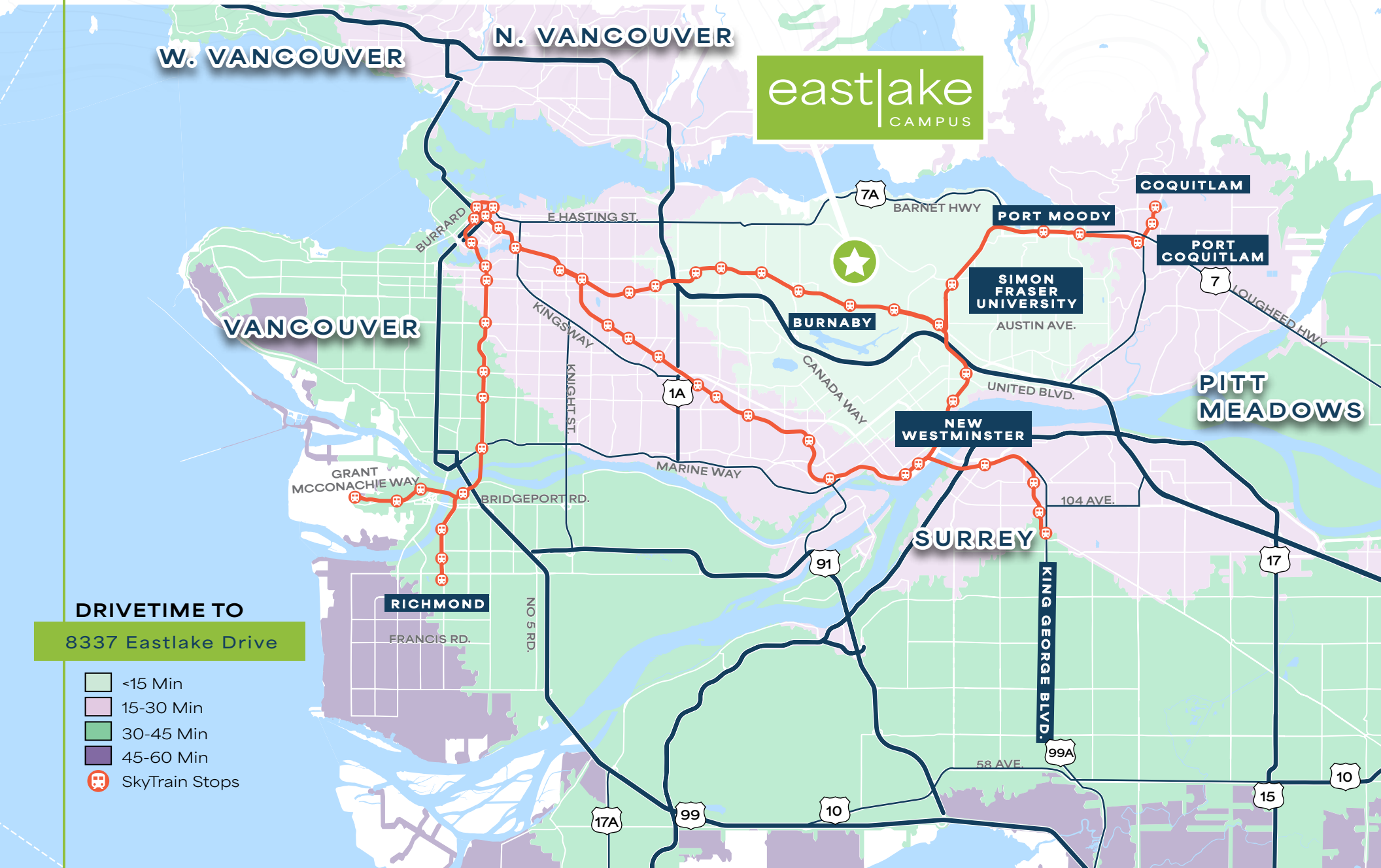
SIMON FRASER
UNIVERSITY
AUSTIN AVE.

RICHMOND

DRIVETIME TO

8337 Eastlake Drive

- <15 Min
- 15-30 Min
- 30-45 Min
- 45-60 Min
-  SkyTrain Stops



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CAMPUS



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