

MANAGER'S SPECIAL: 6 MONTHS FREE GROSS RENT ON DEALS 4,000+ SF DONE BEFORE MARCH 31, 2026*

**CONDITIONS APPLY*



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 "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 - 14,000+ SF

GRADE LOADING
DOORS

WAREHOUSE CEILING
HEIGHT: 20' - 24'

OFFICE/SHOWROOM
CEILING HEIGHT: 13'

10 MIN WALK TO
SKYTRAIN

ON-SITE CAFÉ WITH
COFFEE, PASTRIES,
AND LIGHT BITES

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
105/106*	4,026 SF	June 1, 2026	Contact Leasing Agents
111*	2,060 SF	Now	Contact Leasing Agents
110/111*	4,120 SF	Now	Contact Leasing Agents
113/114**	4,120 SF	Now	Contact Leasing Agents
109/110/111*	6,180 SF	Now	Contact Leasing Agents
108+109/110/111*	8,240 SF	Now	Contact Leasing Agents
109/110/111*+113/114**	10,300 SF	Now	Contact Leasing Agents
108 to 114	14,420 SF	Now	Contact Leasing Agents

*TAXES & OPERATING COST | \$12.89 PSF per annum (Est. 2026)

**TAXES & OPERATING COST | \$13.54 PSF per annum (Est. 2026)

8333 Eastlake Drive

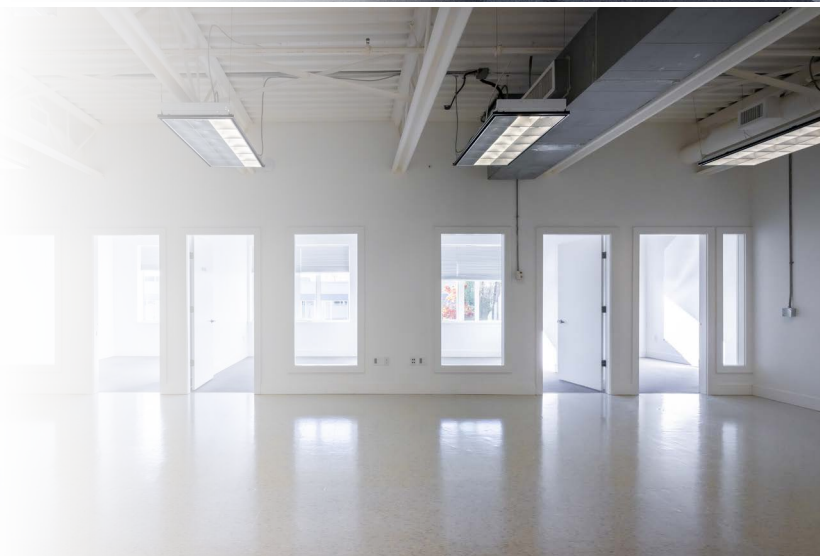
Suite	SF	Availability	Lease Rate
208*	2,400 SF	Now	Contact Leasing Agents

*TAXES & OPERATING COST | \$13.54 PSF per annum (Est. 2026)

8337 Eastlake Drive

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

*TAXES & OPERATING COST | \$13.02 PSF per annum (Est. 2026)



explore the

NEIGHBOURHOOD

DINING

1. The Café (*On-site café*)
2. Cafe Artigiano
3. Canadian Pizza Plus
4. Foodies on Board
5. Megabite Pizza
6. Rod's Kitchen & Grill
7. Sandwich Tree
8. Subway
9. Sushia
10. 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|ake
CAMPUS

W. VANCOUVER

N. VANCOUVER

VANCOUVER

BURNABY

NEW WESTMINSTER

SURREY

COQUITLAM

PORT COQUITLAM

PITT MEADOWS

PORT MOODY

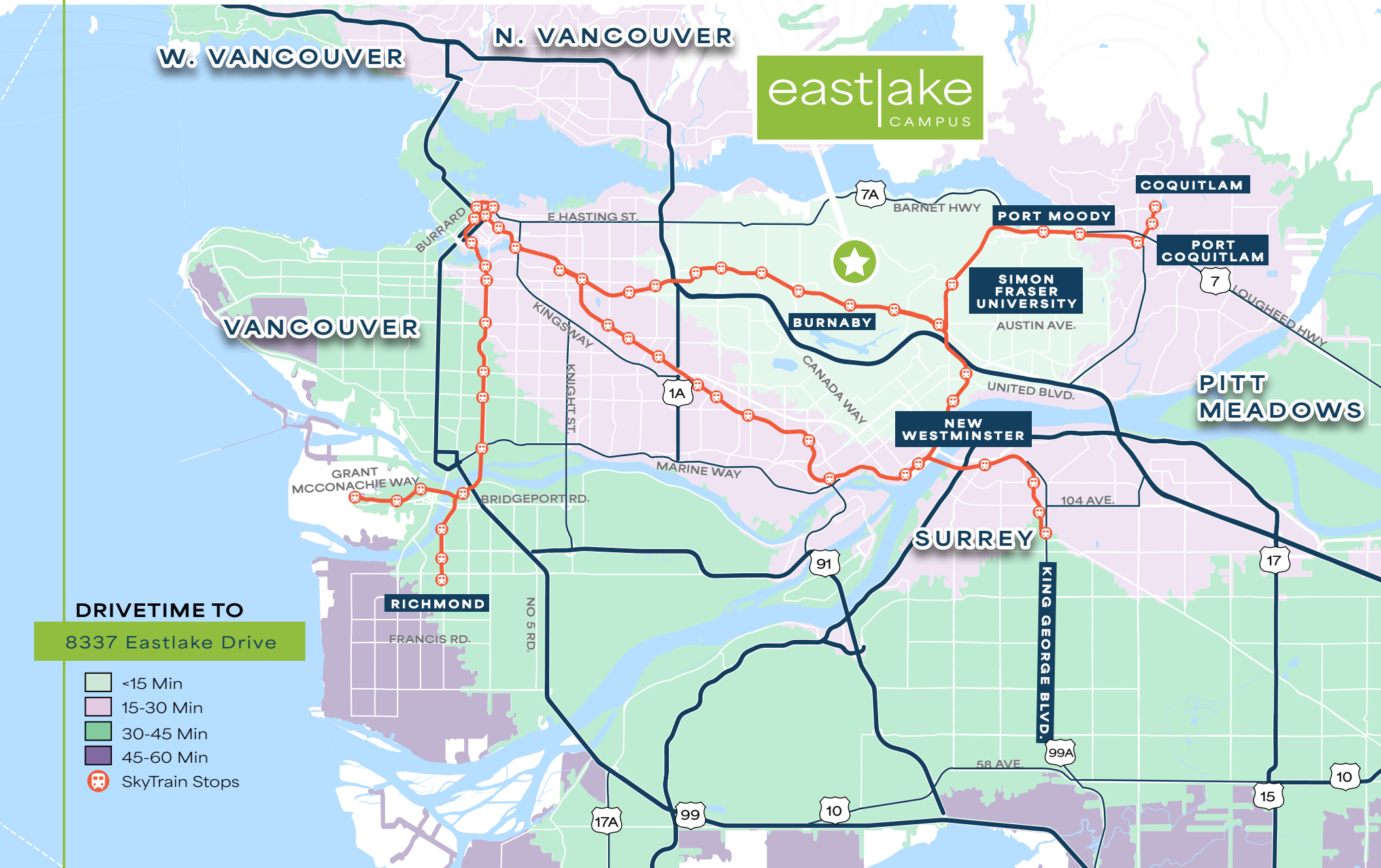
SIMON FRASER
UNIVERSITY
AUSTIN AVE.

RICHMOND

DRIVETIME TO

8337 Eastlake Drive

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



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CAMPUS



8327 - 8339 EASTLAKE DRIVE

BURNABY, BC

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