

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



east|ake
CAMPUS

CAMPUS-STYLE DEVELOPMENT FOR LEASE

east|ake

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



8337



8333



8331



8329



8327



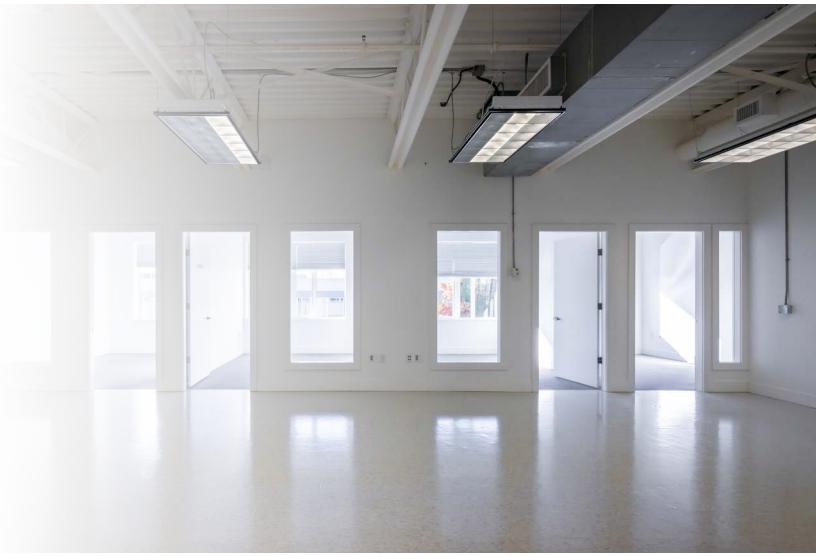
current AVAILABILITIES

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

W. VANCOUVER

N. VANCOUVER

east|lake
CAMPUS

VANCOUVER

BURRARD

E HASTING ST.

KINGSWAY
KNIGHT ST.

1A
CANADA WAY

BURNABY

BARNET HWY

PORT MOODY

SIMON
FRASER
UNIVERSITY

AUSTIN AVE.

COQUITLAM

PORT
COQUITLAM

PITT
MEADOWS

NEW
WESTMINSTER

SURREY

104 AVE.

KING
GEORGE
BLVD.

17

10

DRIVETIME TO

8337 Eastlake Drive

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

NO 5 RD.

17A

99

10

15

58 AVE.

99A

east|ake CAMPUS

CUSHMAN &
WAKEFIELD

ADERA

8327 - 8339 EASTLAKE DRIVE

BURNABY, BC



CONTACT US

LIAM BOULTBEE

Senior Associate

604 629 5023

liam.boultbee@cushwake.com

ETHAN REGAN

Associate

604-608-5916

ethan.regan@cushwake.com

ROGER LEGGATT

Personal Real Estate Corporation

Executive Vice President

604 640 5882

roger.leggatt@cushwake.com

MAX ZESSEL

Personal Real Estate Corporation

Senior Vice President

604 640 5824

max.zessel@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-01.8.2026