

**5,600 SF - 18,310 SF AVAILABLE | 2-STOREY OFFICE  
& OPTIONAL WAREHOUSE FOR LEASE**



# 2160 SPRINGER AVENUE

**BURNABY, BC**





# THE OPPORTUNITY

Strategically located in the Brentwood neighbourhood of North Burnaby, 2160 Springer Ave offers flexible options to lease exceptionally well located office space walking distance to skytrain.

This property features the ability to lease two floors of finished office space and option warehouse with dock loading making it an excellent fit for flex-industrial uses requiring a blend of office and warehouse functionality in a prime Metro Vancouver location. Multiple demising options and flexible lease terms available.



EXTERIOR PHOTOS





# BUILDING INFORMATION



## INTERIOR PHOTOS



## BUILDING DETAILS

*Units can be leased together or separately*

### 2160 SPRINGER

**GROUND FLOOR OFFICE** 3,790 SF

**SECOND FLOOR OFFICE** 8,920 SF

**LOADING DOORS** 1 dock-level

### 2166 SPRINGER

**OPTIONAL WAREHOUSE** 5,600 SF

**TOTAL**  
**2160 & 2166 SPRINGER** 18,310 SF

**LOADING DOORS**  
1 dock-level  
1 grade level

## SPECIFICATIONS

**PARKING** 23 stalls

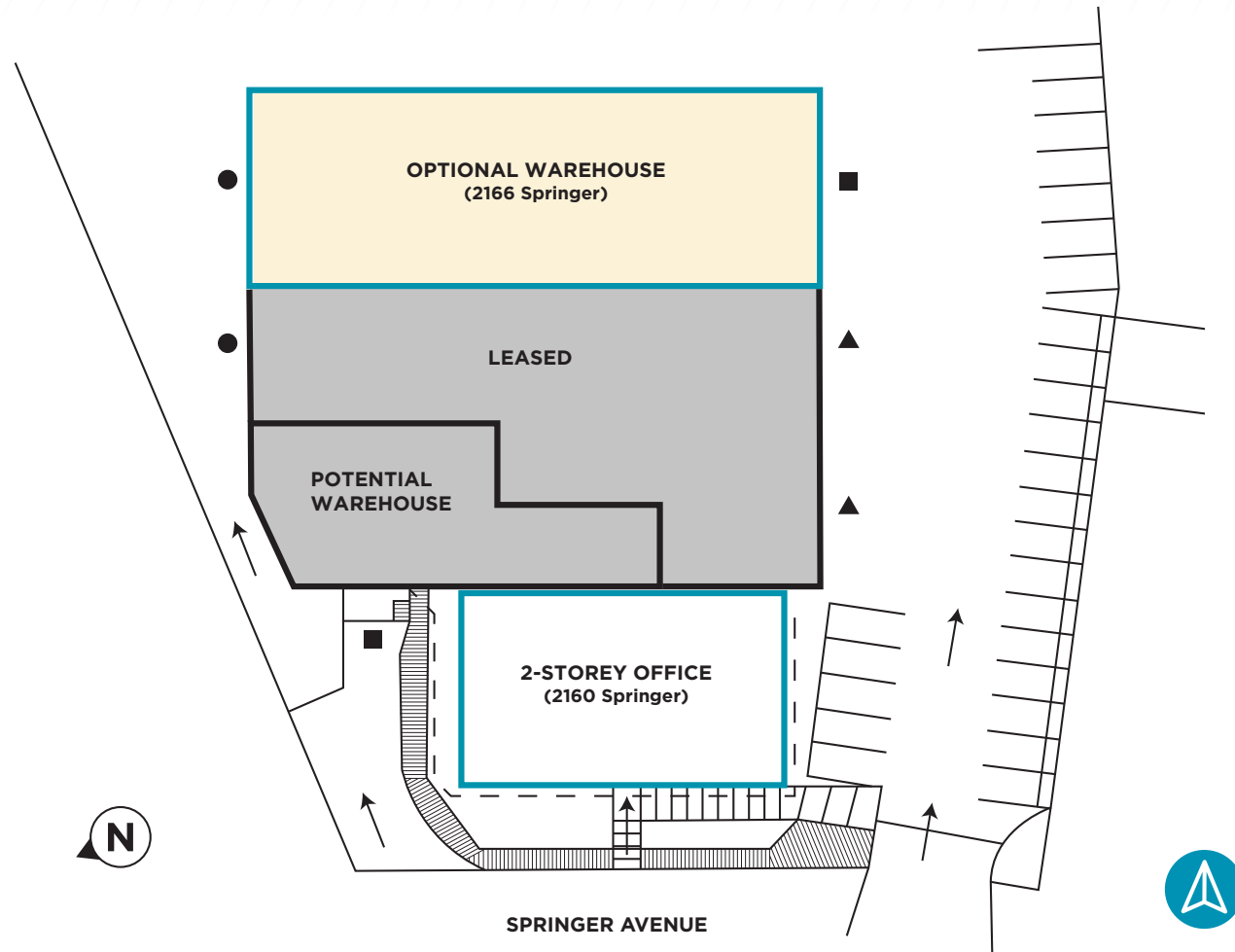
**ZONING** CD - Comprehensive Development

**GROSS RENT** \$21.00 PSF

**AVAILABILITY** Immediate

# SITE PLAN

- AVAILABLE
- ▲ LOADING DOOR
- DOCK LOADING DOOR
- GRADE LOADING DOOR



## PROPERTY HIGHLIGHTS

- Optional warehouse space with dock-level loading, ideal for light industrial, storage, or distribution uses
- Two floors of built-out office space, well-suited for call centres, customer service hubs, sales teams, or administrative functions
- Flexible zoning allowing for a variety of industrial and office uses
- Excellent accessibility via Lougheed Highway, Highway 1, and proximity to Holdom SkyTrain Station
- Ample on-site parking

**BUILDING SIZE**  
5,600 - 14,520 SF



# THE LOCATION

Located along the Lougheed Highway corridor, the property offers quick access to both Lougheed and Trans-Canada Highways. Holdom SkyTrain Station is a short 3-minute walk away, providing convenient transit connectivity.

For more information, contact:

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