

FOR LEASE



UNIT B

4125 McCONNELL DRIVE

BURNABY, BC

2ND FLOOR OFFICE SPACE





PROPERTY DETAILS

Situated in Burnaby's Lake City district, 4125 McConnell Drive offers a prime location with quick access to Lougheed Highway, Highway 1, and major transit routes, including Lake City Way SkyTrain Station just minutes away. The area is surrounded by several parks and is a short drive to Brentwood Town Centre for shopping, dining, and services. This established business hub combines excellent connectivity with nearby amenities, making it ideal for companies seeking convenience and accessibility.

HIGHLIGHTS/

AVAILABILITY	Immediate
SIZE	2,000 SF
RENT	\$24.00 PSF, Gross
ZONING	M5
PARKING	Minimum two (2) stalls as well as ample street parking
OFFICES	Four (4) private offices
KITCHENETTE	One (1)
WASHROOMS	Two (2) washrooms
HVAC	A/C and baseboard heating throughout the unit
ENTRANCES	Two (2) separate entrances
SECURITY	Security system in place



For more information,
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