



FOR LEASE  
EASTLAKE CAMPUS  
**8327 - 8339 EASTLAKE DRIVE, BURNABY, BC**  
PHASE I - 93% LEASED / PHASE II - 84% LEASED / PHASE III - COMPLETION Q2 2018

EASTLAKE CAMPUS IS PLEASED TO WELCOME **BLACKBERRY, NOVADAQ, TOSHIBA, SUGOI, RACEFACE, SCM INSURANCE** AND OTHERS TO THIS SIGNATURE FACILITY



UNPRECEDENTED CAMPUS STYLE DEVELOPMENT WITH OFFICE AND FLEX-INDUSTRIAL OPPORTUNITIES  
**2,000 - 70,000 SF TENANCIES**

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# FOR LEASE EASTLAKE CAMPUS 8327 - 8339 EASTLAKE DRIVE BURNABY, BC

## LOCATION

8335 Eastlake Drive is located in the Lake City business district of Burnaby, BC, an adjacent suburb to Vancouver. Lake City is one of the most desirable business locations in the Lower Mainland due to its central location within Metro Vancouver, proximity to the Downtown core and its direct service by SkyTrain.

## THE DEVELOPMENT

The Eastlake Campus will potentially consist of 6 multi-tenant or build-to-suit flex style buildings, totaling approximately 310,000 sf. The state-of-the-art concrete construction, 'curtain wall' style glazing and architectural features offer an unparalleled work environment, all in a landscaped, campus style location.

## THE DEVELOPMENT TEAM

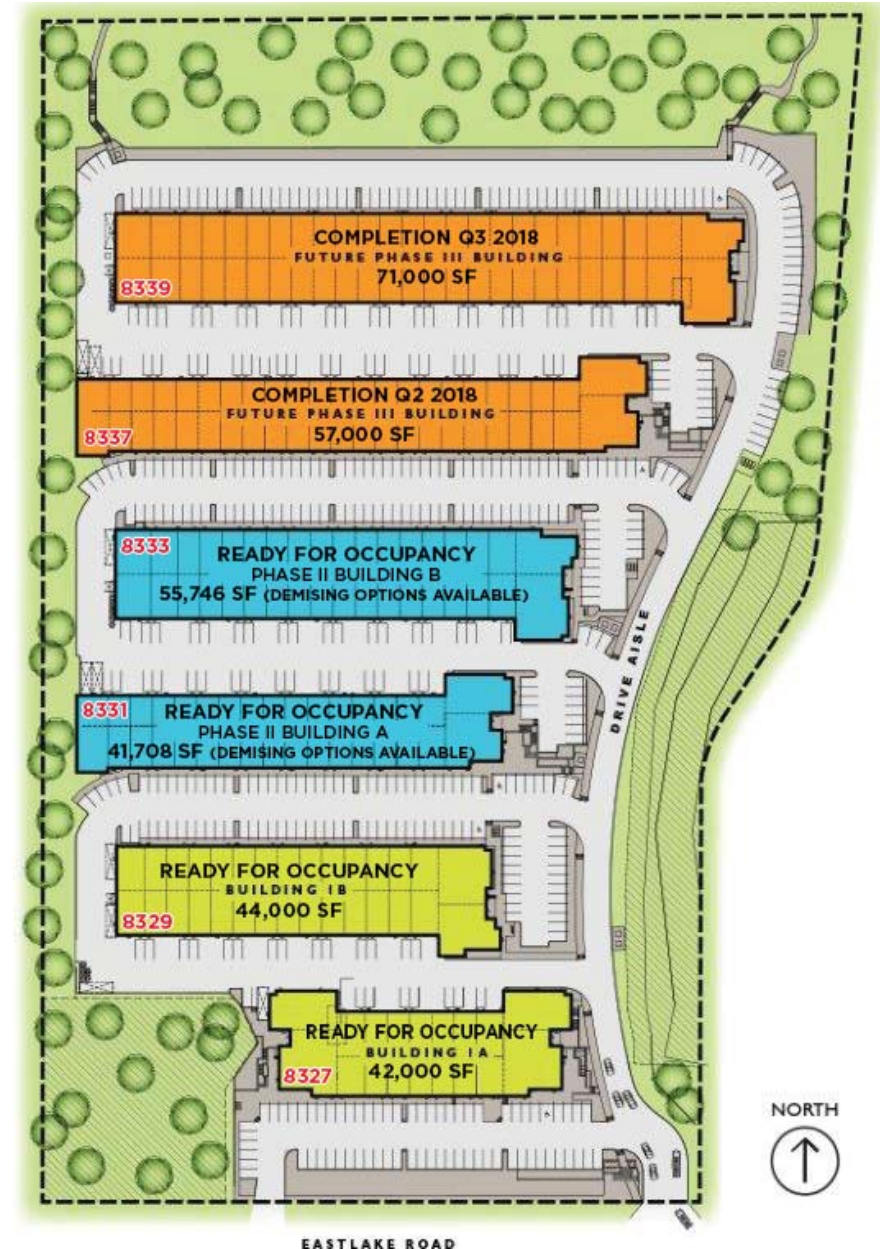
The Eastlake Campus is a joint venture partnership with two highly reputable groups: The Sun Life Assurance Company of Canada and The Adera Group of Companies. With significant real estate holdings and an impressive track record of real estate developments, tenants at Eastlake Campus can be confident the quality of construction will meet the highest standards, and that the entire development will be well managed and carefully maintained by a professional Landlord.

## ZONING

The property is zoned CDM5 Industrial District which permits a wide variety of light industrial uses and high tech uses including general warehousing, wholesaling/distribution, assembly, laboratory and office.

## PROPERTY FEATURES

- Located in the Lake City business district of Burnaby
- 310,000 sf development consisting of 6 multi-tenant/build-to-suit flex buildings
- Office & light industrial bays from 2,000 sf
- Freestanding building options from 40,000 sf - 69,807 sf
- Abundance of nearby and planned on-site amenities
- SkyTrain in close proximity
- Grade loading / 20' - 24' warehouse ceilings
- 13' ground level office areas





## NEARBY AMENITIES

- Restaurants: Subway, Megabite Pizza, Sushi Kaku and Seattle's Best Coffee
- Mac's Convenience Store/CIBC ATM
- Burnaby Mountain Golf Course
- Westbound on SkyTrain Brentwood features 110+ stores including: Whole Foods, London Drugs and a wide variety of restaurant, banking and retail amenities
- Eastbound on SkyTrain is Lougheed Mall anchored by: The Bay, Walmart and Sportchek, features over 140 stores
- Burnaby Mountain "Urban Trail" runs directly along the Northern border of the property

## LEASE OPPORTUNITIES

- Total development of approximately 310,000 sf
- 10,000 sf office units
- Office and light industrial lease opportunities from 2,000 - 69,807 sf

## LEASE RATES

- Rates range from \$14.00 - \$20.00 psf, net
- Additional tenant improvement allowances available to quality long-term tenants

## OCCUPANCY DATE

Phase I	Completed in Q4 2015
Phase II	Completed in Q4 2016
Phase III 3A	Estimated Completion Q2 2018
3B	Estimated Completion Q3 2018

## OPERATING COSTS AND PROPERTY TAXES

\$6.57 (estimated 2017)



### PHASE I - BUILDING A - 8327 EASTLAKE DRIVE

	TOTAL	NET LEASE RATE
SUITE 102 (CAFÉ)	808 sf	\$20.00 psf
SUITE 109 (AVAILABLE FOR FIXTURING NOVEMBER 1, 2017)	2,990 sf	\$17.00 psf
SUITE 210 (AVAILABLE FOR FIXTURING NOVEMBER 1, 2017)	1,858 sf	\$17.00 psf

### PHASE II - BUILDING A - 8331 EASTLAKE DRIVE

	TOTAL	NET LEASE RATE
SUITE 102 / 103	4,564 sf	\$16.25 psf
SUITE 108	2,060 sf	\$15.25 psf
SUITE 111	2,060 sf	\$15.25 psf

### PHASE II - BUILDING B - 8333 EASTLAKE DRIVE

	TOTAL	NET LEASE RATE
SUITE 107 - 108 (SECOND FLOOR OFFICE SPACE)	2,400 sf	\$16.50 psf

### PHASE III - BUILDING A - 8337 EASTLAKE DRIVE

	TOTAL	NET LEASE RATE
SUITE 101 - 302	56,149 sf	Contact Listing Agents

### PHASE III - BUILDING B - 8339 EASTLAKE DRIVE

	TOTAL	NET LEASE RATE
SUITE 101 - 202	69,807 sf	Contact Listing Agents





**CUSHMAN &  
WAKEFIELD**

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