

FOR SUBLEASE

8555 BAXTER PLACE, BURNABY, BC

10,137 SF Flex Space Available Close to  
Production-Way University SkyTrain Station



**CONTACT ME**

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## PROPERTY DETAILS

UNIT NUMBER	110
AREA	10,137 SF
TAXES & OP COSTS	\$12.71 PSF (2020 Est.) Excluding hydro
SUBLEASE RATE	Contact listing agent
AVAILABLE	Flexible
SUBLEASE EXPIRY	May 30, 2027
PARKING	27 parking stalls at market rates

## HIGHLIGHTS

- 3 meeting rooms/offices
- Kitchen
- 10 minute walk from Production Way-University SkyTrain Station

## FLOOR PLAN





# THE LOCATION

8555 Baxter Way is desirably located at the base of Burnaby Mountain, near Simon Fraser University and Lougheed Town Centre. This location benefits from unparalleled access to all areas of Metro Vancouver through multiple arterial routes such as Trans-Canada Highway, Lougheed Highway, and North Road. Production Way University SkyTrain Station and a proposed gondola is a quick 10 minute walk away providing immediate rapid transit access.

## NEARBY AMENITIES

Denny's  
El Comal  
Mac's  
Megabyte Pizza  
McDonald's

Papa John's Pizza  
Red Robin Burgers  
Dageraad Brewing  
Caffe Artigiano

Bank of Montreal  
CIBC  
Royal Bank  
Scotiabank

Costco  
Lougheed Town Centre  
GoodLife Fitness Burnaby  
Steve Nash Fitness World



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