

FOR LEASE



Rare Opportunity to Lease
4,716 SF with 2 Grade Doors



18' Clear Ceiling Height
2 Grade Doors

78
68

VENTURE STREET
BURNABY, BC

THE OPPORTUNITY

7868 Venture Street provides tenants the opportunity to lease 4,716 square feet of warehouse and office space with 2 grade doors, an incredibly rare loading ratio for this size of space.

PROPERTY OVERVIEW	
LEASABLE AREA	4,716 SF
MEZZANINE "BONUS AREA"	838 SF
LEASE RATE	\$19.95 PSF
OPERATING COSTS	\$7.62 PSF
AVAILABILITY	MAY 1ST, 2025

7868



PROPERTY HIGHLIGHTS



18' Clear Warehouse Ceilings



Two (2) Grade Doors



Attractive Corner Unit Fronting Venture Street



Fully Sprinklered Warehouse



Forced Air Gas Heating in Warehouse



Ample Loading Room for Large Trailers



Professionally Finished Office Space



Professionally Managed Complex



Ample Parking Stalls

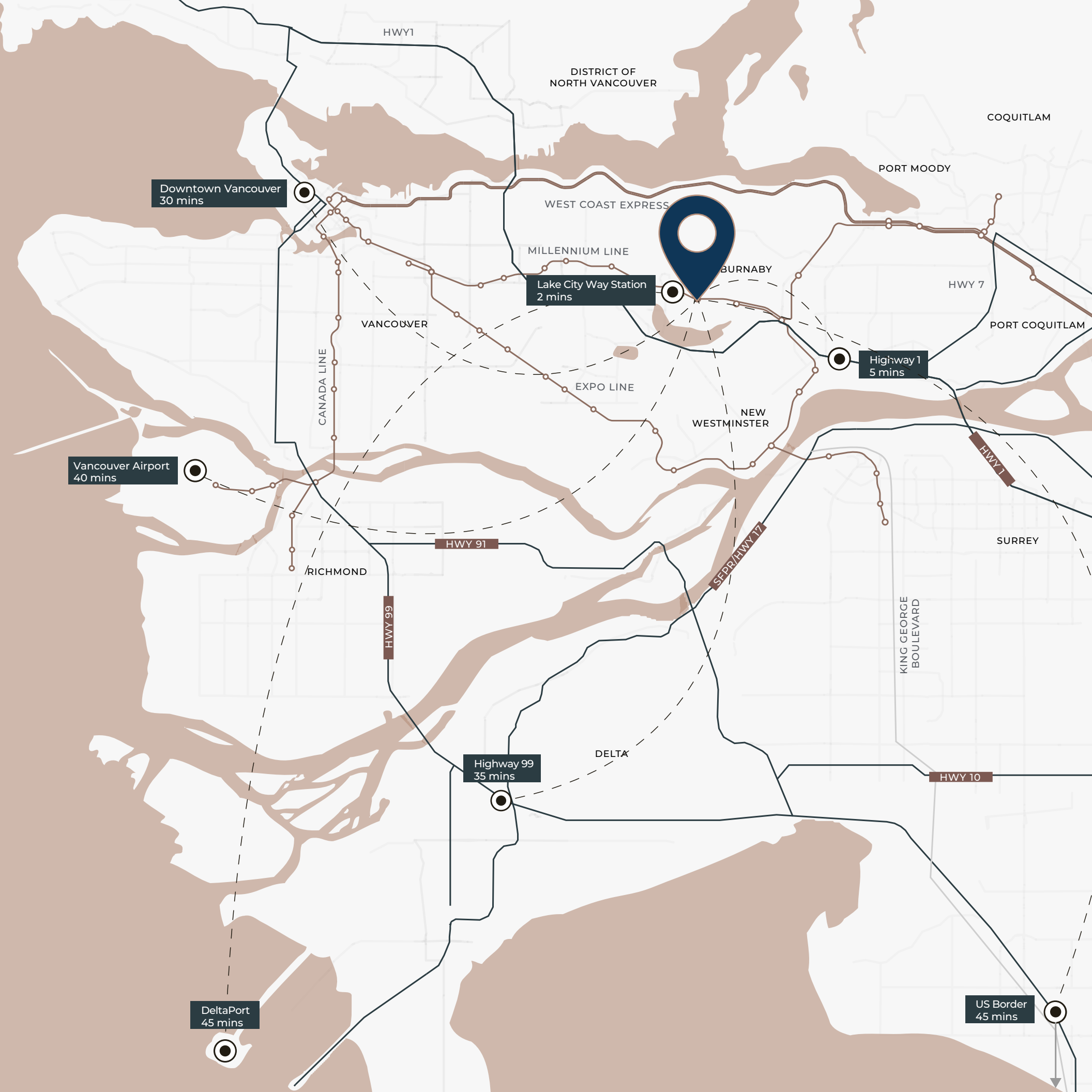
7868 VENTURE STREET
BURNABY, BC

THE LOCATION

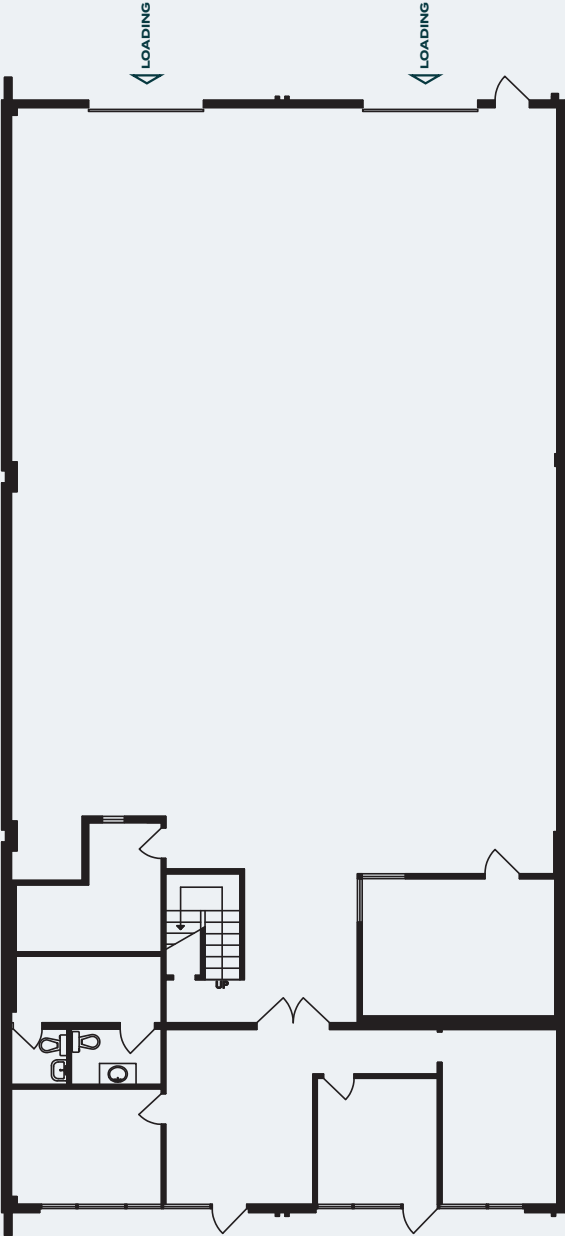
7868 Venture Street benefits from its location within Lake City Business Centre, an established and growing hub of film production, high technology design and manufacturing as well as the life sciences industry. Located in close proximity to the Lake City Way Millennium Line SkyTrain Station providing convenient access to Downtown Vancouver and many other prominent nodes within Metro Vancouver.

NEARBY AMENITIES

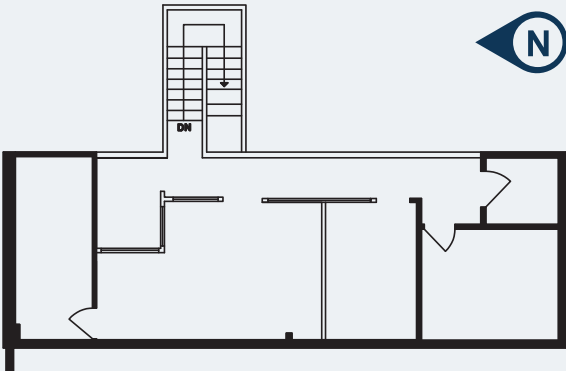




FLOOR PLAN



MAIN FLOOR



MEZZANINE

LEASABLE AREA (Main Floor)
4,716 SF

MEZZANINE (Bonus Area)
838 SF

78
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BURNABY, BC



78 68

VENTURE STREET BURNABY, BC



CLICK/SCAN TO
VIEW TEAM LISTINGS



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