



6869 Merritt Avenue | Burnaby, BC

FOR LEASE Second Level Office/Flex Space

Unique opportunity to lease office/flex space with 6 perimeter offices, open area, workshop area, and storage rooms. Demised options can be considered. The building is located walking distance to Royal Oak Station, restaurants, shopping, and more.

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6869 Merritt Avenue

Burnaby, BC

Opportunity

6869 Merritt Avenue is located within the Royal Oak area, offering convenient access to Kingsway and Marine Way. Well-connected to transit, including the Royal Oak SkyTrain Station, the property is surrounded by extensive amenities and the Metrotown retail hub. This central location provides excellent accessibility to all major markets within Greater Vancouver, with direct access to the key arterial road, Kingsway. The property is just a 10-minute walk from Royal Oak SkyTrain Station and a 5-minute drive to Metrotown.

Features

- ▶ Signage
- ▶ Operable windows
- ▶ Air conditioning

Property Details

Size

3,436 SF of 2nd level office/flex
(demised options considered)

Parking

Surface stalls at rear

Basic Rent

\$25.00/SF

Additional Rent

\$20.59/SF (2025 estimate)

Availability

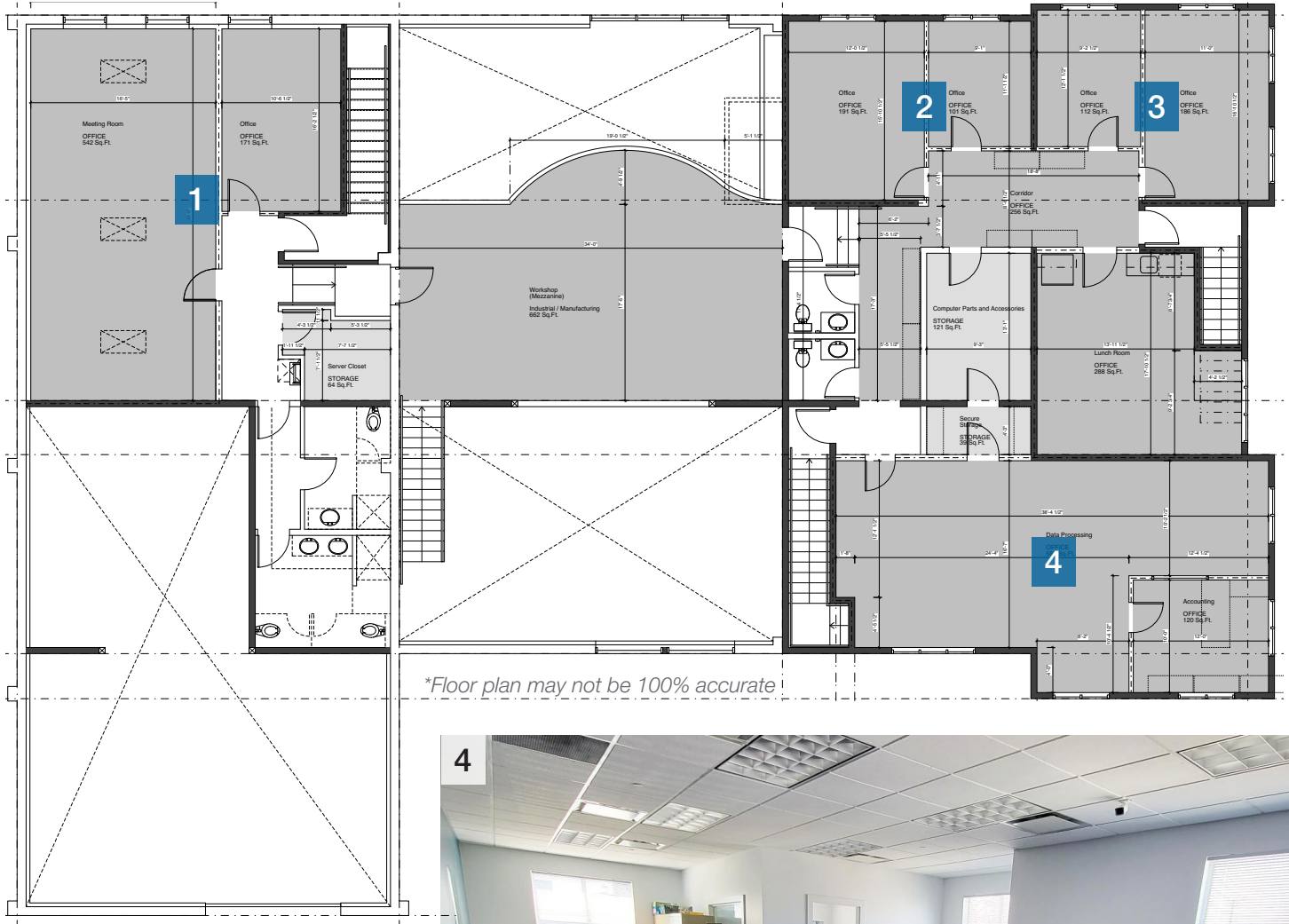
30 days' notice

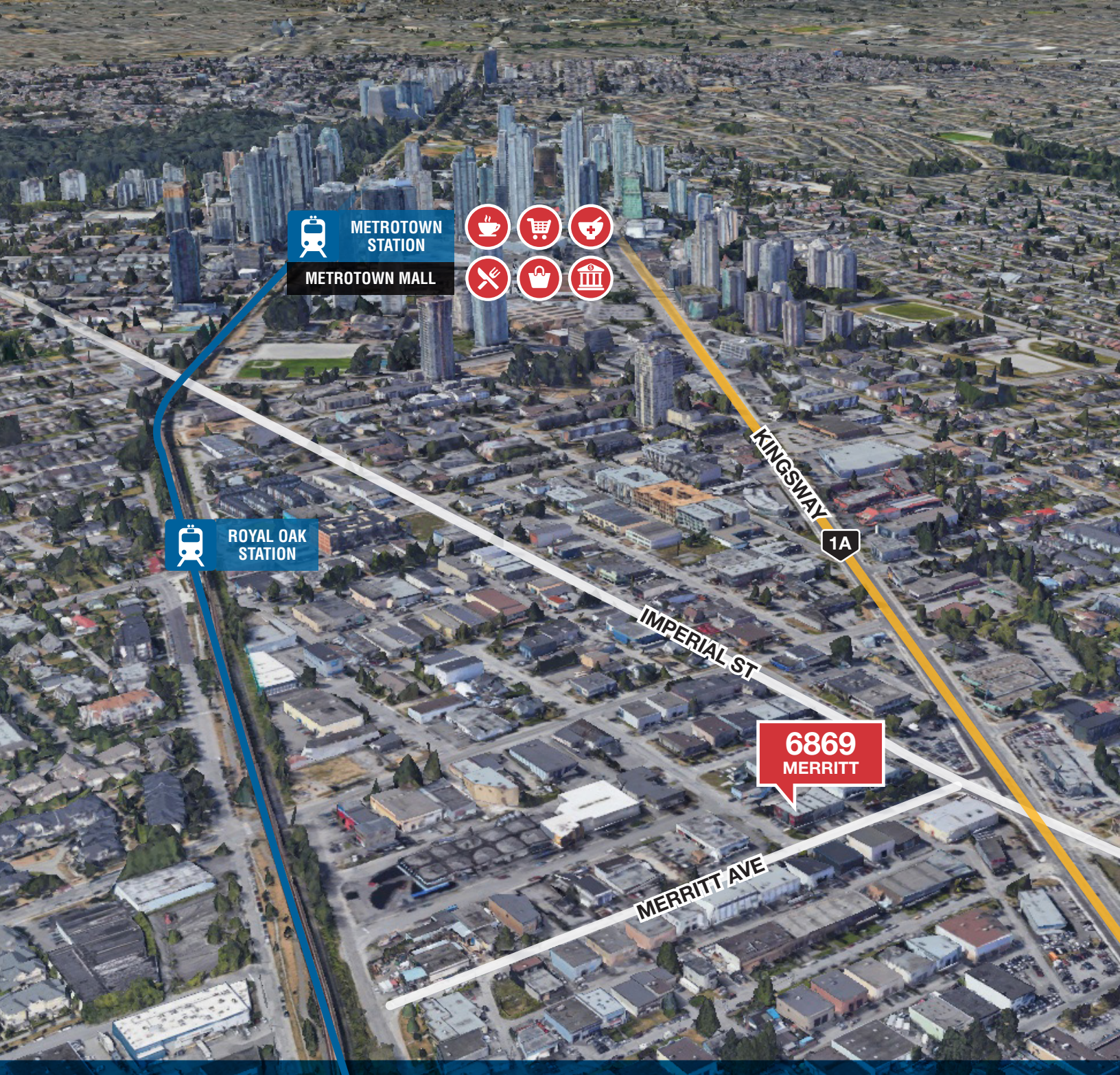
Zoning

M4 (Special Industrial District)

Year Built

1965 (renovated)





**METROTOWN
STATION**

METROTOWN MALL



**ROYAL OAK
STATION**

KINGSWAY

1A

IMPERIAL ST

**6869
MERRITT**

MERRITT AVE

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