

# 4225 KINCAID STREET

BURNABY, BC

Light Industrial and  
Office Investment  
Opportunity

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# THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc ("JLL") is pleased to present an opportunity to acquire a one hundred percent freehold interest in **4225 Kincaid Street, Burnaby, BC** – ‘**Kincaid Building**’, a 168,500 square foot light industrial and office building situated in Burnaby’s Discovery Place Business Park and Hospital District (“Kincaid Building” or the “Property”).

The Kincaid Building is 96.4% occupied, with the income anchored by Kodak and three additional tenants: Fraser Health Authority, Miraclon and EllisDon. The Property benefits from a WALT of 3.98 years with no expiries until March 2027, providing a defensive cash flow for prospective investors.

The Property encompasses a significant land parcel of 5.97 acres, neighbouring the rapidly expanding Burnaby Hospital – making it the largest and only commercial land parcel immediately adjacent to the hospital.

All prospective purchasers are encouraged to contact the Exclusive Advisors for sale process and offer submission guidelines.



- + Significant land parcel of 5.97 acres, immediately adjacent to the rapidly expanding Burnaby Hospital.
- + Diversified income derived from light industrial, laboratory, production and office space.
- + Kodak’s unique light industrial and laboratory space comprises over 60% of the building’s rentable area and features up to 18 foot ceiling heights, 4 dock level loading doors and 1 grade level loading door, supplemented by an ample number of car parking stalls.

## INVESTMENT HIGHLIGHTS

- + The immediate neighbourhood will undergo significant change over the coming 5-10 years with the Kwasen Master Plan which will deliver a significant mixed-use precinct.
- + The income is underpinned by Kodak who is a long-term occupier and Fraser Health who operates the neighbouring Burnaby Hospital.

  
**168,499 SF**  
Rentable Area

  
**3.98 Years**  
WALT by Income

  
**96.4%**  
Occupancy

  
**Four (4)**  
Tenants

  
**5.97 Acres**  
Site Area



Downtown  
Vancouver

Brentwood



SkyTrain – Millennium Line



Rupert Station

Gilmore Station

New Cascades Heights  
Community Plan

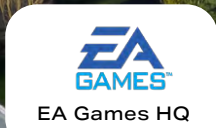
4225 KINCAID STREET  
BURNABY, BC



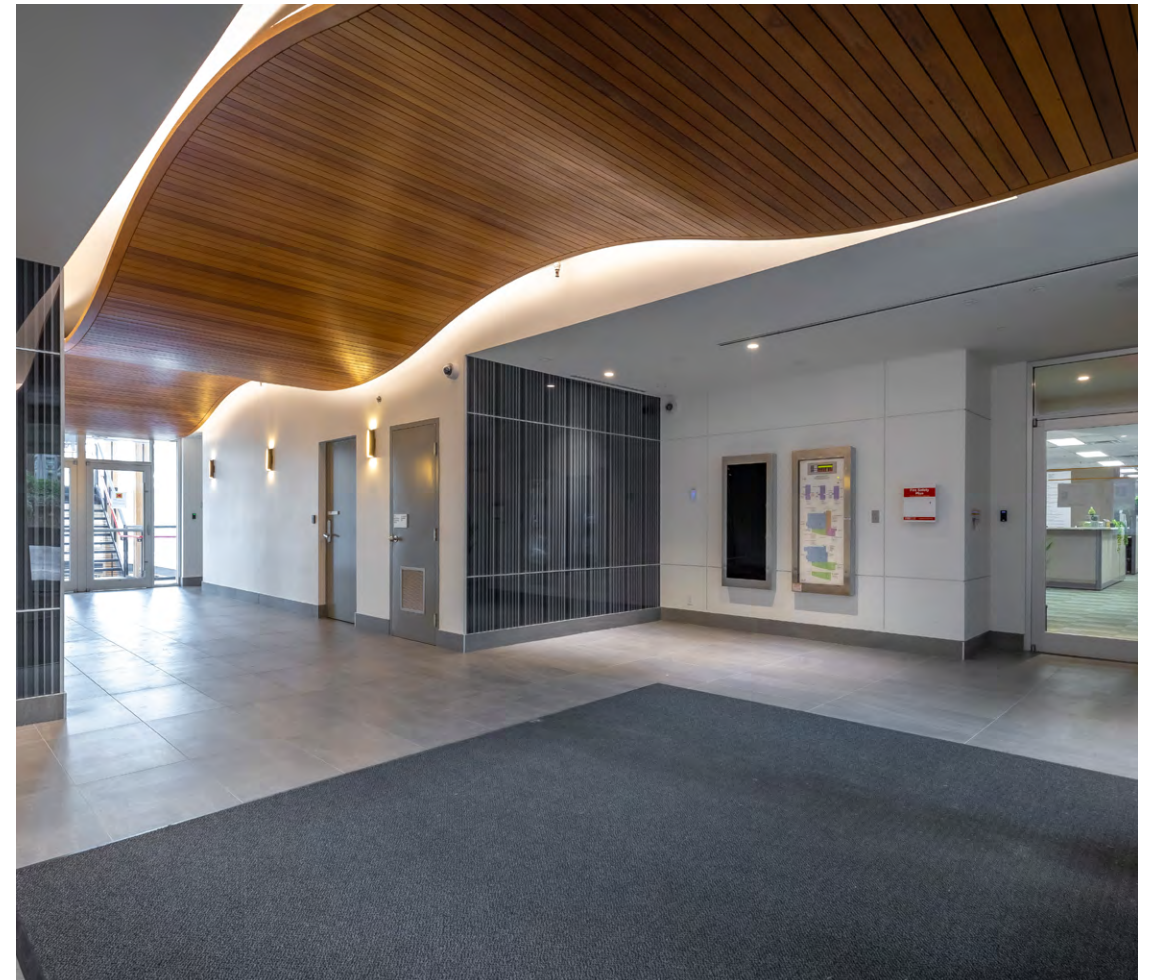
Kwasen Village  
(master-plane with planned  
5,000+ residential units)



BCIT Campus











## Sale Price & Additional Information

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional information including Confidential Information Memorandum and a Virtual Data Room.

Please contact the Exclusive Advisors for additional information.

## Exclusive Advisors

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