

FOR LEASE

**3841  
STILL CREEK  
AVENUE  
BURNABY, BC**

Developed & Managed by

**Beedie/**



Marketed by

**AVISON  
YOUNG**

**CONTACT**

**BEN LUTES**

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\*Ryan Kerr Personal Real Estate Corporation

# Recently upgraded 9,143 SF of warehouse & office space close to SkyTrain

## OPPORTUNITY

Avison Young, in partnership with Beedie, is pleased to present the opportunity to lease a recently upgraded 9,143 SF warehouse and office space in the coveted Brentwood industrial area. This highly desirable industrial space offers a warehouse space with multiple grade loading doors, brand-new entry doors, new epoxy coverings on the warehouse floor, and freshly painted walls. Additionally, this space includes a high-quality office and showroom space that provides flexibility for a variety of business needs.

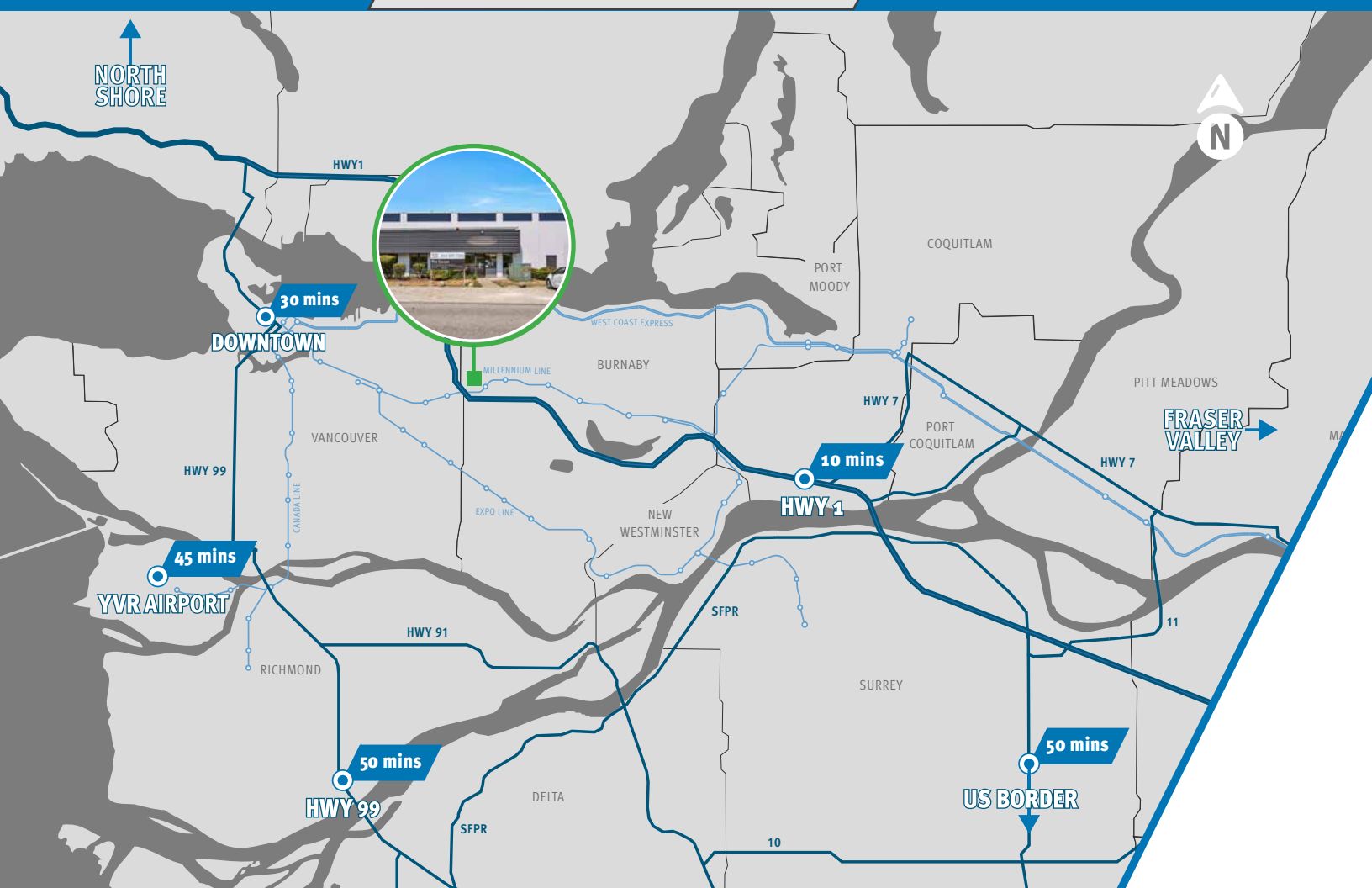
## LOCATION

Situated adjacent to major arterial routes, including the Trans-Canada Highway (Highway 1), Lougheed Highway (Highway 7), Hastings Street, Grandview Highway, and Boundary Road, this location allows for easy access to Downtown Vancouver, the North Shore, the Tri-Cities, and the Fraser Valley. Conveniently positioned near ample urban amenities and transit routes, including bus stops and the nearby Gilmore SkyTrain Station, which is just a 10-minute walk from the property.



### DRIVE TIMES

— Main Roads    — Public Transport



## PROPERTY OVERVIEW

AVAILABLE AREA	
Warehouse:	7,279 SF
Office & showroom:	1,864 SF
<b>Total:</b>	<b>9,143 SF</b>

**AVAILABILITY**  
Immediately

- KEY FEATURES**
- Four (4) grade-level loading doors
  - 19.5' clear ceiling height
  - Ample on-site parking
  - High-quality office & showroom space

**LEASE RATE**  
Contact listing agents

**PHOTOS**  
For more property photos, [click here](#)

**TAXES & OPERATING COST**  
\$6.74 PSF\*  
\*Does not include management fee

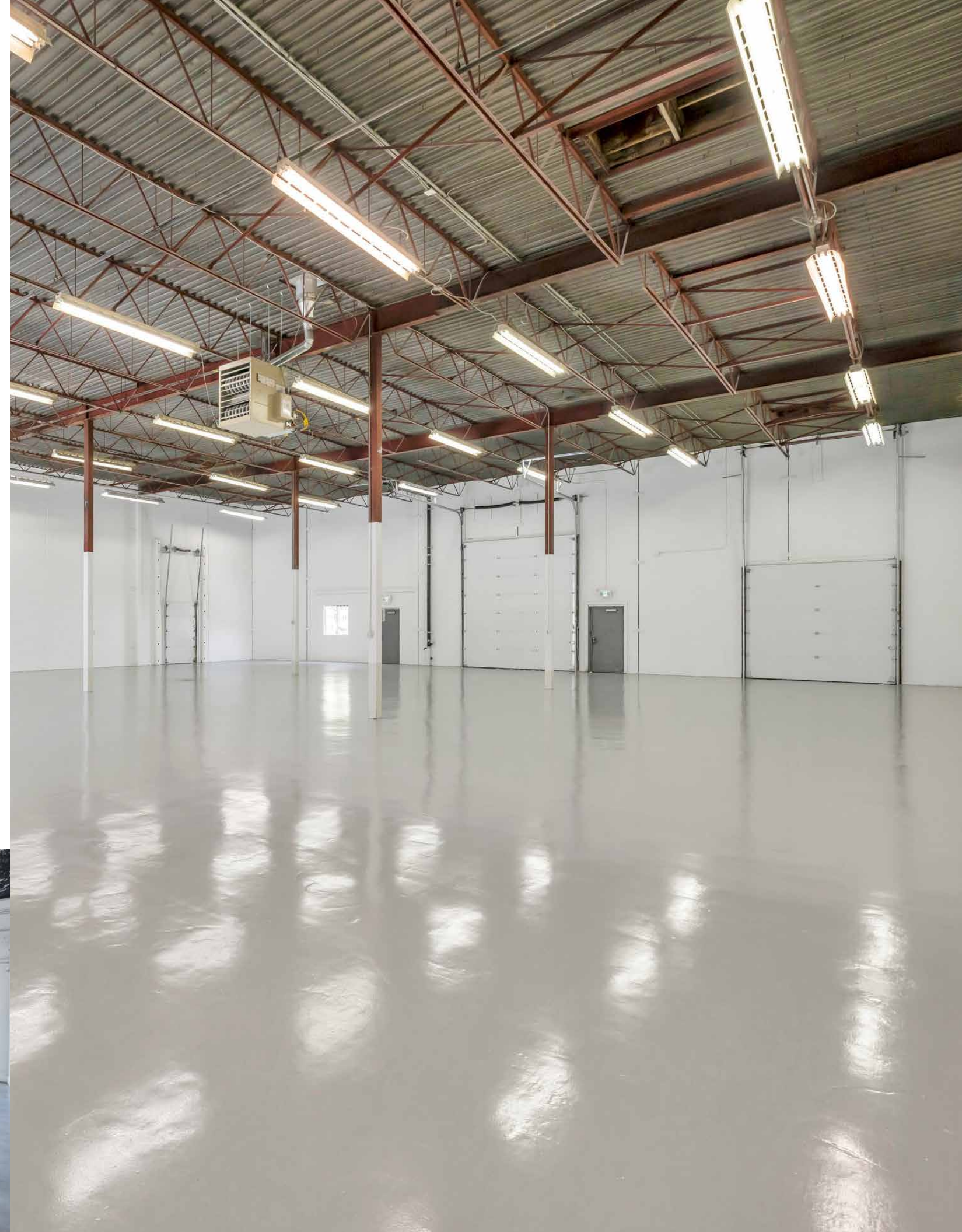
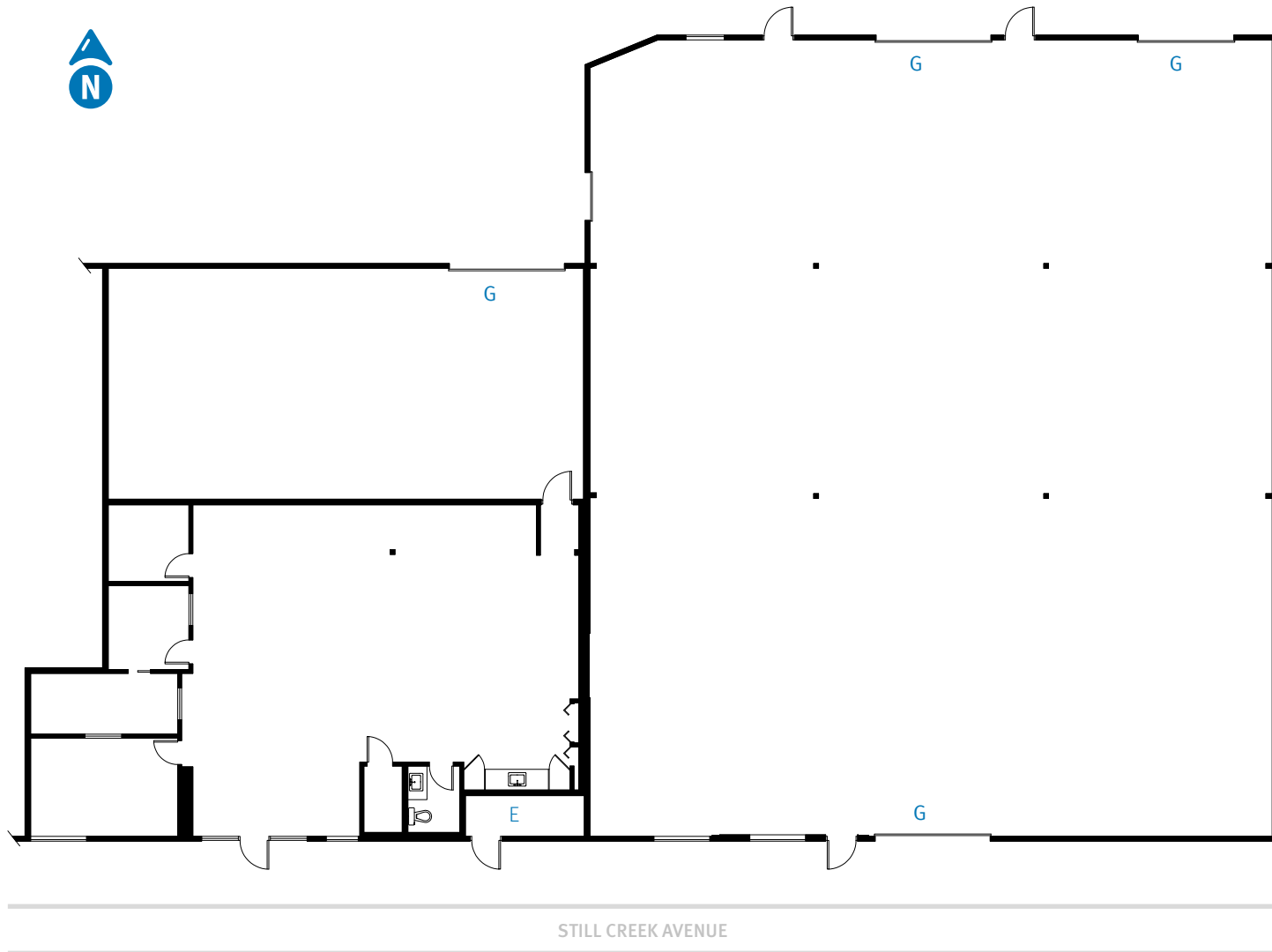
**ZONING**  
M2 General Industrial



# FLOOR PLAN

## LEGEND

G = Grade Loading    E = Electrical Room







## ABOUT THE PROPERTY MANAGER

# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, and property manager, servicing 204 properties totaling over 16 million square feet of leasable space across British Columbia and Alberta. With decades of in-house property management experience, our dedicated and qualified team provides proactive and responsive service to our diverse portfolio of clients.

As Beedie grows its operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario and Las Vegas.

[www.beedie.ca](http://www.beedie.ca)



**3841 Still Creek Avenue,  
Burnaby, BC**

## CONTACT

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**AVISON  
YOUNG**

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**Beedie/**  
[www.beedie.ca](http://www.beedie.ca)