

**AVISON
YOUNG**

For Lease

4505-4595 Still Creek Avenue
Burnaby, BC



40,516 sf freestanding
warehouse & office facility
with outstanding exposure
to Willingdon Avenue in
North Burnaby

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Property details

BUILDING SIZE

Main floor office	5,250 sf
Mezzanine office	5,250 sf
Warehouse	30,016 sf
Total area	40,516 sf

SITE SIZE

2.15 acres

PID

002-411-130

LEGAL DESCRIPTION

Lot 128 District Lots 70 and 124 Group 1 New
Westminster District Plan 51872

PROPERTY TAXES (2022)

\$170,639.80

ZONING

CD - Comprehensive Development

AVAILABILITY

July 1, 2023

LEASE RATE

\$28.50 psf

ADDITIONAL RENT

\$6.88 psf

Opportunity

Avison Young presents an exclusive opportunity to lease a 40,516 sf freestanding warehouse & office facility with outstanding exposure to Willingdon Avenue in North Burnaby's Brentwood area.

Key features



Rarely available freestanding opportunity



Excellent corporate exposure and signage opportunities along Willingdon Avenue



850 metres to the Highway 1 (Trans-Canada Highway) entrance



Walkable, amenity-rich area, close to The Amazing Brentwood

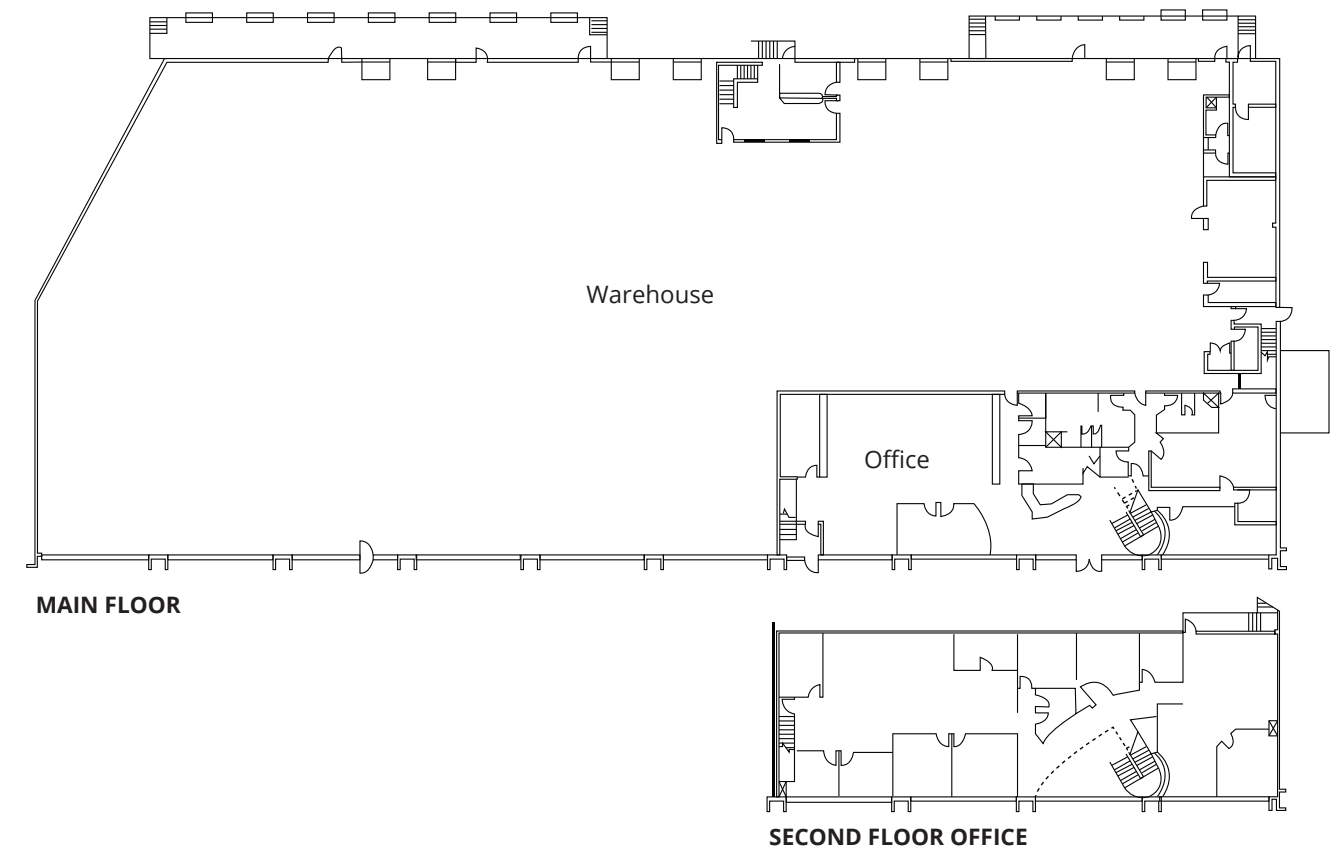
Warehouse features

- 20' clear ceiling height
- Eight (8) dock level loading doors
- 600 amp, 347/600 volt, 3-phase electrical service
- Ample on-site parking with over 30 parking stalls and additional parking along Still Creek Avenue and Eastbrook Parkway

Office features

- Ten (10) private offices
- Two (2) boardrooms
- Open office area
- Reception
- Kitchen
- Locker area with showers

Floorplan





 **71** Excellent Transit

 **80** Very Bikeable

 **69** Somewhat Walkable

Location

The property boasts excellent exposure and visibility at the northeast corner of Still Creek Avenue and Willingdon Avenue in North Burnaby. With Costco directly across the street and The Amazing Brentwood / Brentwood Town Centre SkyTrain Station just a 10-minute walk away, this prime location offers convenient access to a variety of transit options, restaurants, shops, and services.

Located 850 metres from the Highway 1 (Trans-Canada Highway) entrance and 1,000 metres from Lougheed Highway, occupiers will benefit from easy access to all areas of Metro Vancouver and the Fraser Valley.



Traffic Counts (vehicles per day)

Willingdon Avenue	25,000
Highway 1	50,000

Contact us for more information

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**AVISON
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