

FOR LEASE

**4333**  
**Still Creek Drive**  
**BURNABY, BC**

GILMORE STATION

TheAmazingBrentwood



**TECH OFFICE SPACE IN BURNABY WILLINGDON BUSINESS PARK**



THE HIGH  
TECHNOLOGY  
FACILITIES GROUP

**CBRE**

# THE OPPORTUNITY

4333 Still Creek Drive is located in Burnaby's Willingdon Park Business Centre, a premier suburban office park in Metro Vancouver. Amidst this green-space area, it is strategically located at the highly visible Willingdon interchange on the Trans Canada Highway and in close proximity to Brentwood & Gilmore SkyTrain with multiple bus connections.

# BUILDING FEATURES



Professional on-site property management



Secure card access security system



Secure surface/underground parking stalls



Daily convenient shuttle service to Brentwood SkyTrain Station



Access to 2 fitness facilities plus end-of-trip facilities



Access to 3 restaurants directly in Willingdon Business Park plus only a 5-min drive to The Amazing Brentwood



1-mile running path beside the building



LEED and BOMA certified



Balcony Views



Lobby



Gym



Reception



3rd Floor



Building

# PROPERTY DETAILS

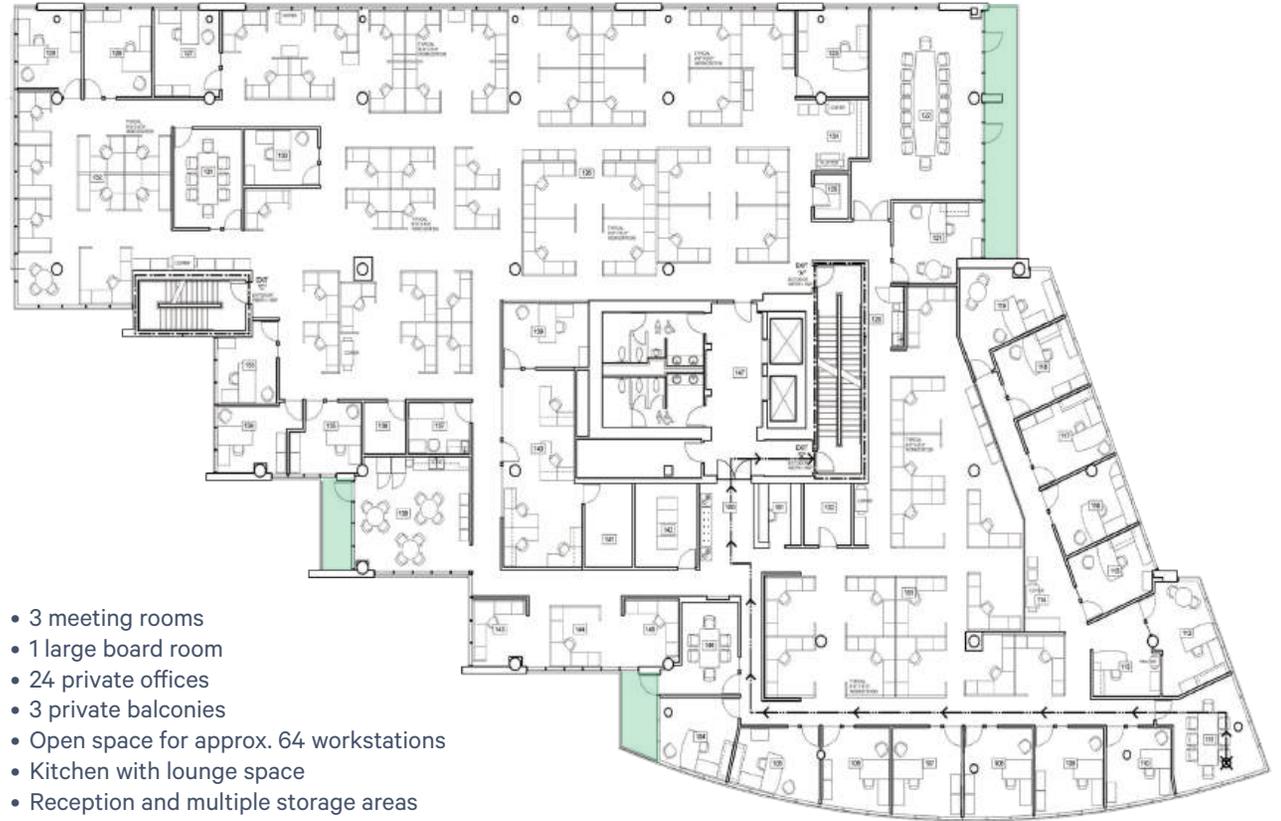
<b>ADDRESS</b>	4333 Still Creek Drive, Burnaby BC	
<b>SUITES</b>	3rd Floor	18,489 SF
	Suite 120	5,618 SF
		24,107 SF
	*Suites can be leased together or separately.	
<b>ASKING RATE</b>	Please contact agents	
<b>OP COSTS</b>	\$17.91 PSF (2025 Est.)	
<b>AVAILABILITY</b>	Immediately	
<b>PARKING</b>	3 : 1000 SF Current monthly rates excluding applicable taxes.	
	Random Surface	\$85.00
	Random Underground	\$95.00
	Reserved Underground	\$110.00





## FLOOR PLAN | 3RD FLOOR\*

18,489 SF



- 3 meeting rooms
- 1 large board room
- 24 private offices
- 3 private balconies
- Open space for approx. 64 workstations
- Kitchen with lounge space
- Reception and multiple storage areas
- Furniture not included

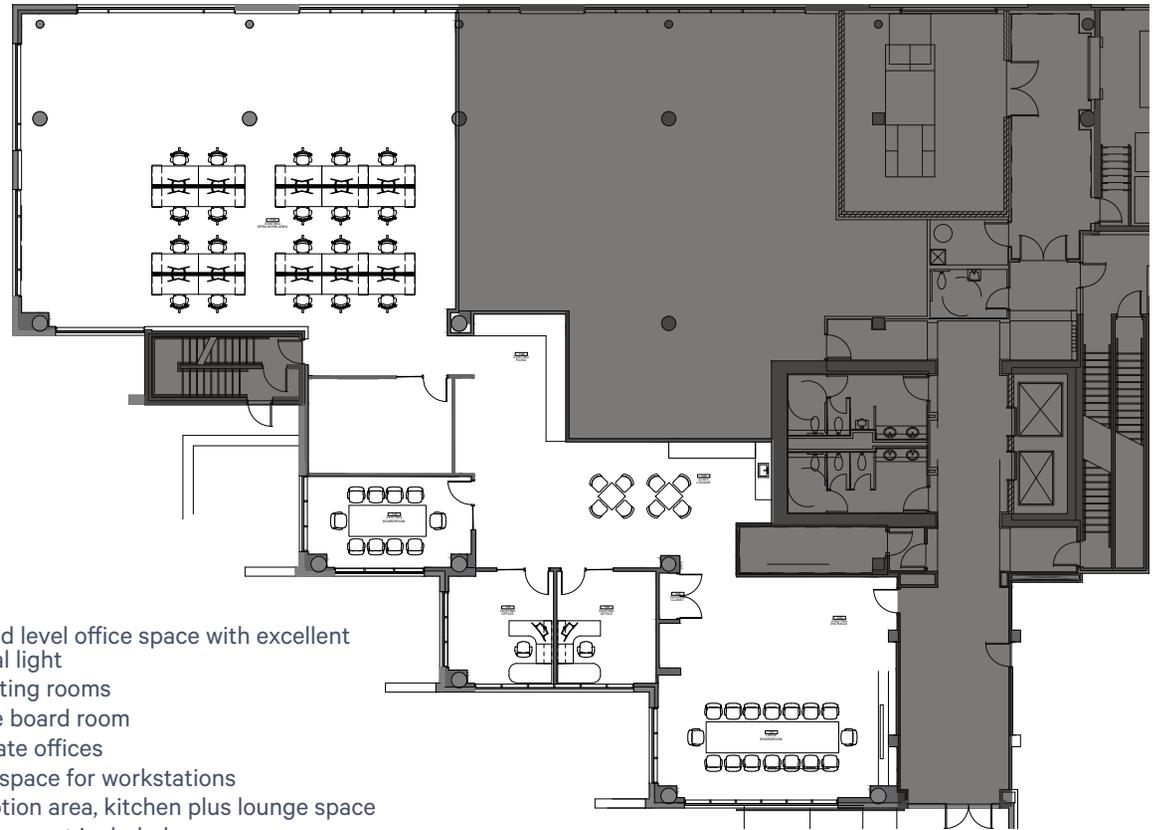
\*Not to scale. Sample furniture plan.





## FLOOR PLAN | SUITE 120\*

5,618 SF



- Ground level office space with excellent natural light
- 2 meeting rooms
- 1 large board room
- 2 private offices
- Open space for workstations
- Reception area, kitchen plus lounge space
- Furniture not included

\*Not to scale. Sample furniture plan.



# THE LOCATION

Located in the heart of Burnaby, 4333 Still Creek Drive is prominently situated on the West side of Willingdon Avenue in Willingdon Park Business Centre. The Property offers a daily shuttle that connects to Brentwood SkyTrain Station with easy connection to Millennium Line and multiple bus stations.

This central location is only a 2-minute drive from the Trans-Canada Highway and Lougheed Highway which offers convenient accessibility throughout Vancouver, Burnaby, Coquitlam, and the rest of Lower Mainland.

Another 5-minute drive North from the property is the newly redeveloped world-renowned The Amazing Brentwood mall. And a 15-minute drive South is one of Canada's largest shopping malls, Metropolis at Metrotown. Both locations offer multiple market-leading retailers, eateries, and community amenities such as Cineplex's VIP Cinemas, Sporting Life, Zara, Ariztia, OEB Breakfast, and Gram Cafe.

## NEARBY AMENITIES 5 KM RADIUS

-  325+ Restaurants
-  120+ Cafes
-  25+ Bars & Pubs
-  1,008+ Retail & Services



## CONTACT

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