

*High Quality
Office/Lab Space
Technology Place
@ BCIT*

FOR LEASE

4475
WAYBURNE
DRIVE

BURNABY, BC



**CUSHMAN &
WAKEFIELD**



LOCATION

Located in the east quadrant of the BCIT campus, with easy access to public transit, the Trans-Canada Highway, Canada Way and Willingdon Avenue. 4475 Wayburne Drive offers rare laboratory/office space.

***Discover Productivity, Innovation,
and Success in Every Square Foot***

OPPORTUNITY

4475 Wayburne is a mixed use office and lab development that consists of approximately 32,000 SF of rentable area.

BUILDING FEATURES

- “A” class office facilities
- State-of-the-art lab facilities
- Shared meeting room
- On-site parking
- Security fob access through out the building
- Professionally maintained and managed

AVAILABILITIES

- Unit 301: 299 SF; Office space available now
- Unit 302/310: 1,210 SF; Lab space available now
- Unit 316: 1,629 SF; Lab space available now

ASKING RATE: Contact listing agents

ADDITIONAL RENT: \$20.63 PSF pa
(2025 estimate)





LOCATION

LISTING AGENTS:

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