



FOR LEASE

4445 Lougheed Hwy
Burnaby, BC

wpm
WARRINGTON PCI
MANAGEMENT



PRIME LOCATION IN THE HEART OF BRENTWOOD

Located in a rapidly developing urban center, Commerce @ Citi offers convenient access to several key transportation hubs and corridors and is easily accessible by car, bike, and public transportation. The building has plenty of natural light and amazing views. Numerous cafes and restaurants in the area and walking distance from The Amazing Brentwood.

With close proximity to the Brentwood Skytrain station which travels to Downtown Vancouver and the Tri-Cities, as well as immediate access to Lougheed Highway, Highway 1, and Willingdon Ave, it is in an easy location for both employees and customers to reach. The local area has much to offer in the way of restaurants and amenities and the area is amidst a wave of intense development and densification.

AVAILABLE SPACE

Suite	Area	Type	Availability
300	2,500 SF	Office	Immediately
320	4,190 SF	Office	Immediately
402	2,710 SF	Office	Immediately
1200	6,715 SF	Office	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2024)

\$ 17.30 / SF

PARKING RATE

Random: \$95/mo + applicable taxes
Reserved: \$135/mo + applicable taxes
Parking Ratio: 1:500sf
275 Parking Stalls

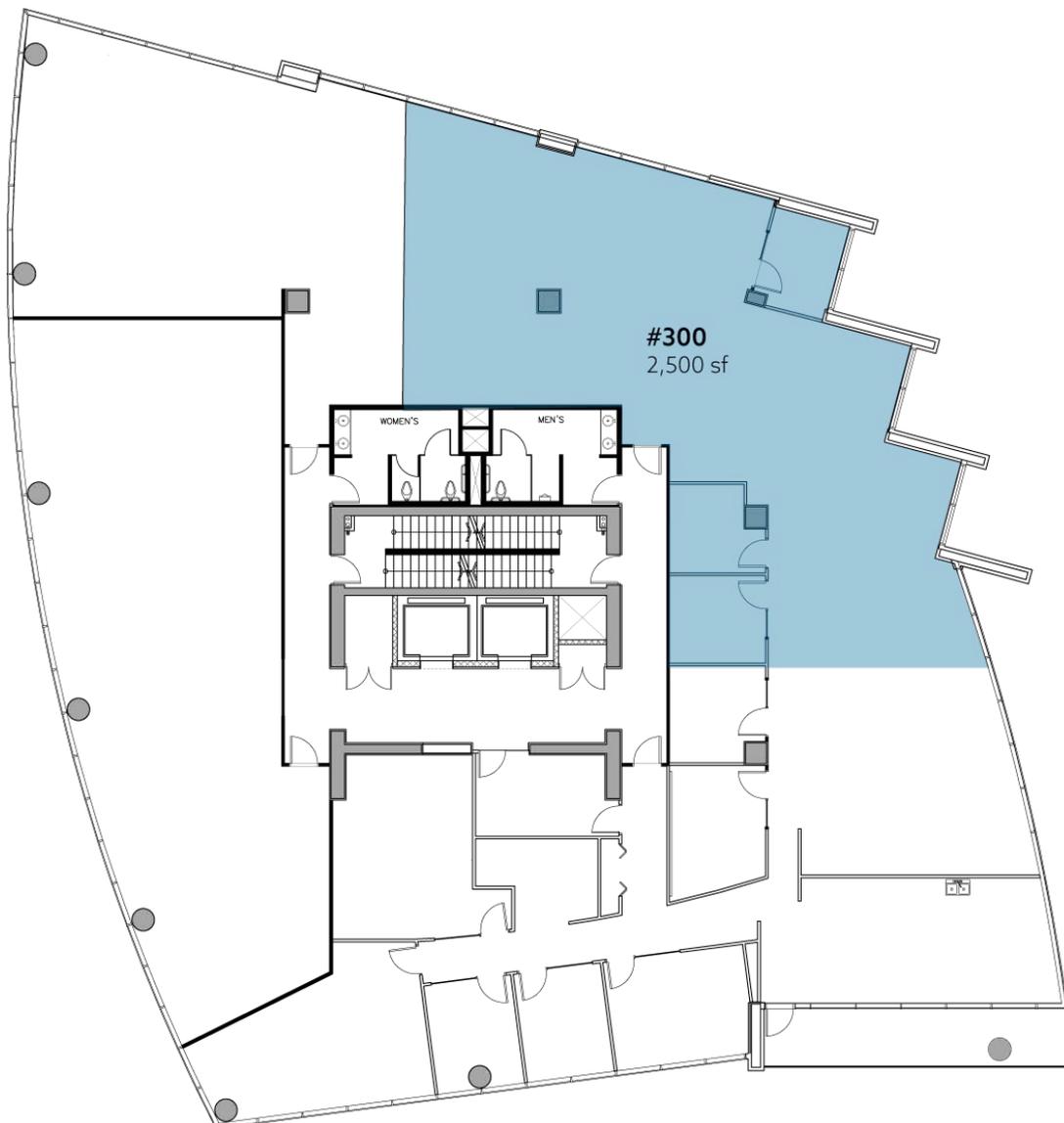


#300 - 4445 Lougheed Hwy., Burnaby

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 2,500sf | Available Immediately

Large open work area, spacious lunchroom with patio, several private offices and large boardroom. Prime elevator exposure.



Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



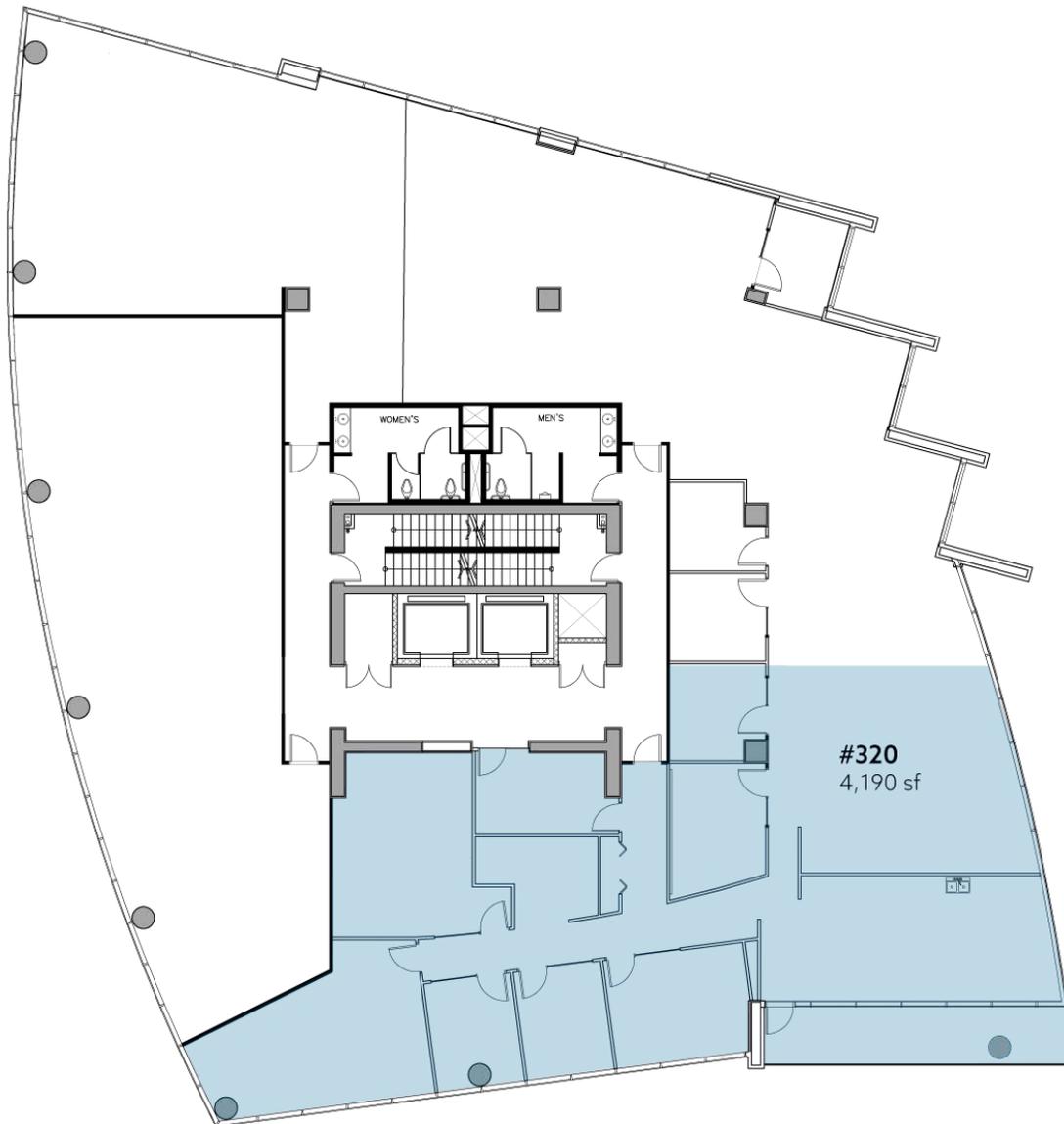
**WARRINGTON PCI
MANAGEMENT**

#320 - 4445 Lougheed Hwy., Burnaby

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 4,190sf | Available Immediately

Large open work area, spacious lunchroom with patio, several private offices and large boardroom. Prime elevator exposure.



Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



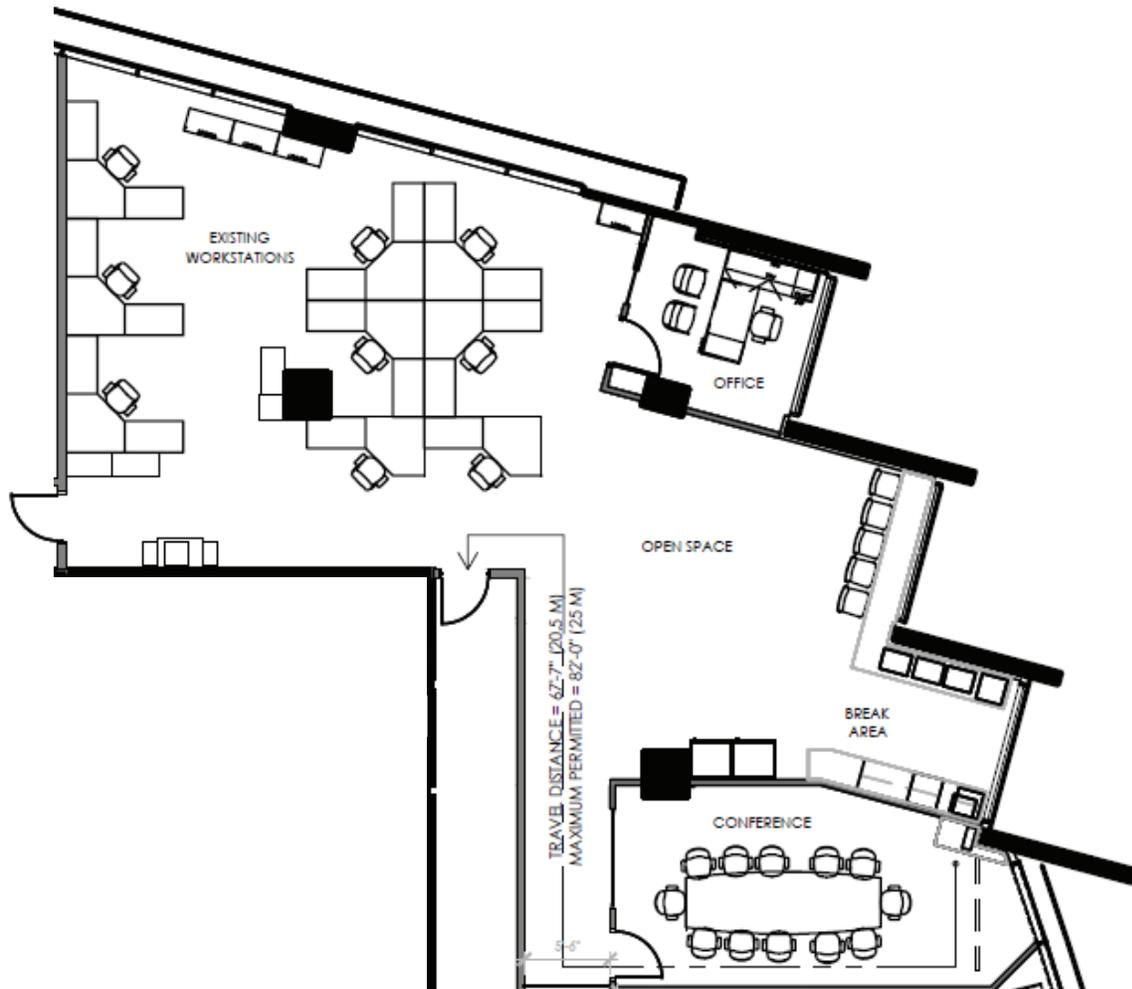
**WARRINGTON PCI
MANAGEMENT**

#402 - 4445 Lougheed Hwy., Burnaby

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 2,710sf | Available Immediately

Primarily open plan with one office, large meeting room and kitchen/breakroom.



Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



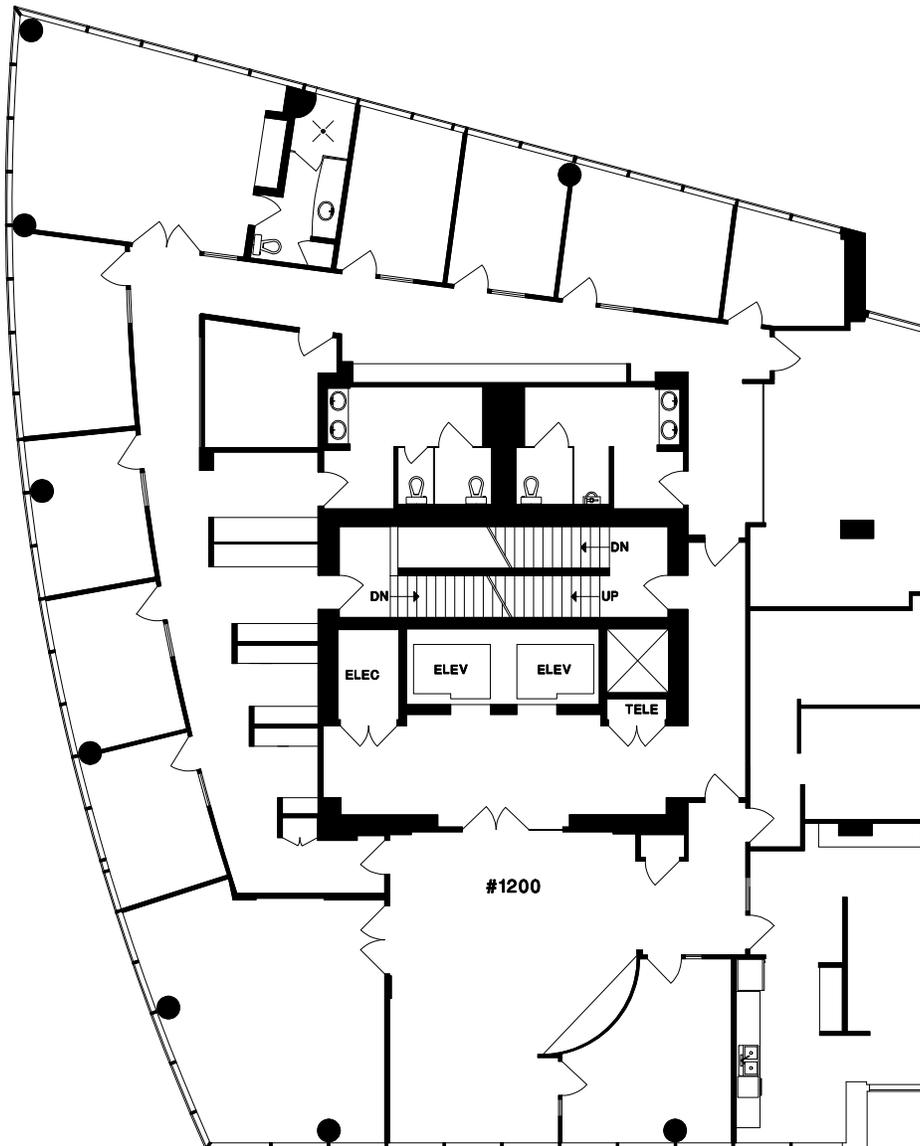
**WARRINGTON PCI
MANAGEMENT**

#1200 - 4445 Lougheed Hwy., Burnaby

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 6,715sf | Available Immediately

Full floor penthouse with perimeter offices, 1 executive office with a private washroom including a shower, large boardroom, spacious reception area, room for storage, and kitchen. Stunning 360° views of the Brentwood neighbourhood.



Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

E. & O.E: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



**WARRINGTON PCI
MANAGEMENT**

BUILDING AMENITIES

Class A office building in the heart of Burnaby with 23,600 sf of retail space, including a HSBC, Pharmasave, dental office, medical office, nail salon, Brown's Social House, Korean BBQ, and Vietnamese restaurant. Ample underground parking for employees and patrons. The building offers a bike lock-up area and separate men's and women's shower facilities with lockers.

- 12-floor office building
- 11,000 average floor area
- Built in 2010 and recently renovated
- 1 to 500sf parking ratio
- 2 passenger elevators
- 275 parking stalls
- 4 loading bays adjacent to service doors



Underground
Parking



Fibre
Internet & Wi-Fi



Dock-Level
Loading Doors



Card Access
Security



Walk Score

77



Bike Score

76



Transit Score

77



WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

Visit our website for more information and leasing opportunities.

SOCIALHOUSE
restaurant, bar, socialize

TICS

 **Michael St. Clair Fine Cleaners**

4449B

**DRY
CLEANING**

Michael St. Clair Fine Cleaners
Hours of Operation
Monday-Friday 8am - 6pm
Saturday 10am - 5pm
Sunday Closed

FREE



Alteration and
Repairs Available

Shirts Laundered



**SHIRT
LAUNDRY**

OPEN

