BRENTWOOD OFFICE CENTRE

4664 LOUGHEED HIGHWAY
BURNABY, BC







Cody Buchamer

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OPPORTUNITY

Comprised of over 196,000 SF of office and warehouse space, Brentwood Office Centre offers a central location, robust amenities and flexible floor plates making it the ideal property for companies looking to expand or establish themselves in one of Burnaby's fastest growing urban communities.

LOCATION

Brentwood Office Centre is conveniently located next to the Brentwood Skytrain Station and the Amazing Brentwood, a developing commercial and residential neighborhood comprised of high-rise office towers, mixed-use and residential buildings, and a wide range of retail.

SALIENT DETAILS

YEAR BUILT 1974

AMENITIES On-site fitness centre, boardroom,

gated bike lockers, honey bee hives hosted and harvested

through Alveole

PARKING 283 underground parking stalls

65 surface stalls

\$110/month unreserved stalls \$150/month reserved stalls

STORAGE Storage lockers available at an

additional monthly charge. Contact listing agents for details

ADDITIONAL RENT \$17.73 PSF, per annum (2024 est.)

MANAGEMENT & SECURITY

Professionally managed by Peterson Commercial Security monitoring by Fusion Security Inc.



AVAILABILITIES

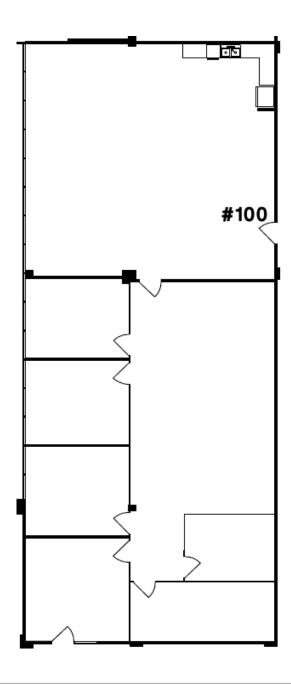
SUITE	AREA		LEASE RATE	AVAILABLE
100	3,337 SF		\$22.00 PSF	January 1, 2025
102	1,796 SF		\$22.00 PSF	-
105	6,936 SF	—LEASED—	\$15.00 PSF	Immediately
- 155	3,101 SF	LEASED	\$22.00 PSF	<u>Immediately</u>
- 162	3,192 SF	LEASED	\$22.00 PSF	<u>Immediately</u>
-172	1,576 SF	LEASED	\$22.00 PSF	Immediately
200	2,856 SF	LEASED	\$22.00 PSF	<u>Immediately</u>
201/202	4,860 SF	—LEASED——	\$22.00 PSF	<u>Immediately</u>
- 258	4,002 SF	LEASED	\$22.00 PSF	Immediately
-260	1,700 SF	LEASED	\$22.00 PSF	Immediately
275	9,542 SF		\$15.00 PSF	Immediately
262	1,192 SF		\$22.00 PSF	March 1, 2025

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#100 3,337 SF



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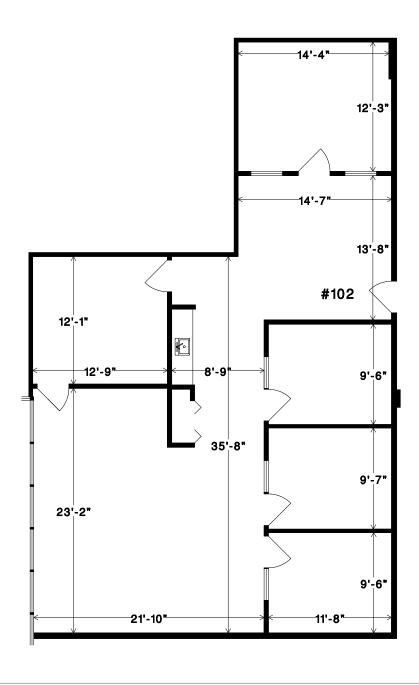
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BRENTWOOD OFFICE CENTRE

4664 LOUGHEED HIGHWAY BURNABY, BC



#102 1,796 SF



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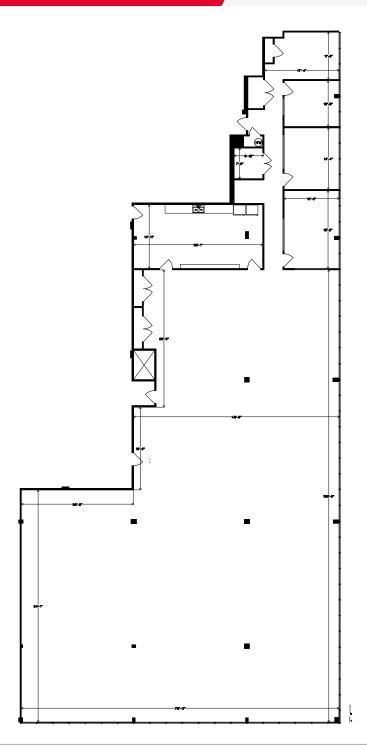
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BRENTWOOD OFFICE CENTRE

4664 LOUGHEED HIGHWAY BURNABY, BC



#275 9.542 SF



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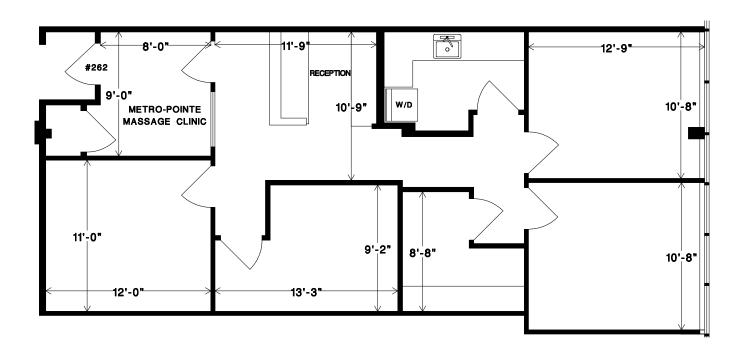
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BRENTWOOD OFFICE CENTRE 4664 LOUGHEED HIGHWAY BURNABY, BC



#262 1,192 SF



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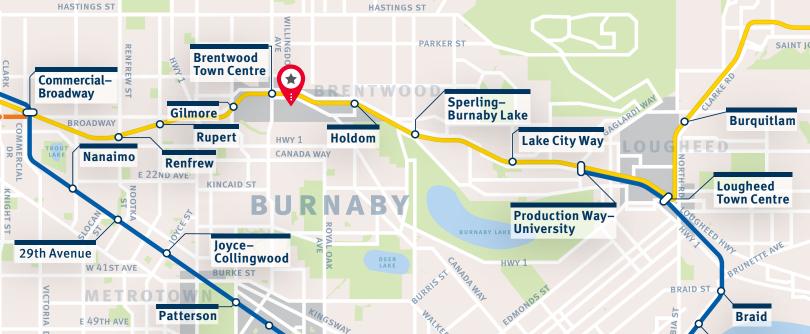
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