



#### 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	Туре	Availability
300	6,643 SF	Office	Immediately
1200	6,709 SF	Office	Immediately

#### **LEASING RATES**

## BASIC RENT

Contact listing agent

## OPERATING COST & TAXES (2023 EST.)

\$15.58-\$17.17 / SF

#### **PARKING RATE**

Random: \$95/mo + applicable taxes Reserved: \$135/mo + applicable taxes

Parking ratio: 1:500sf 275 parking stalls

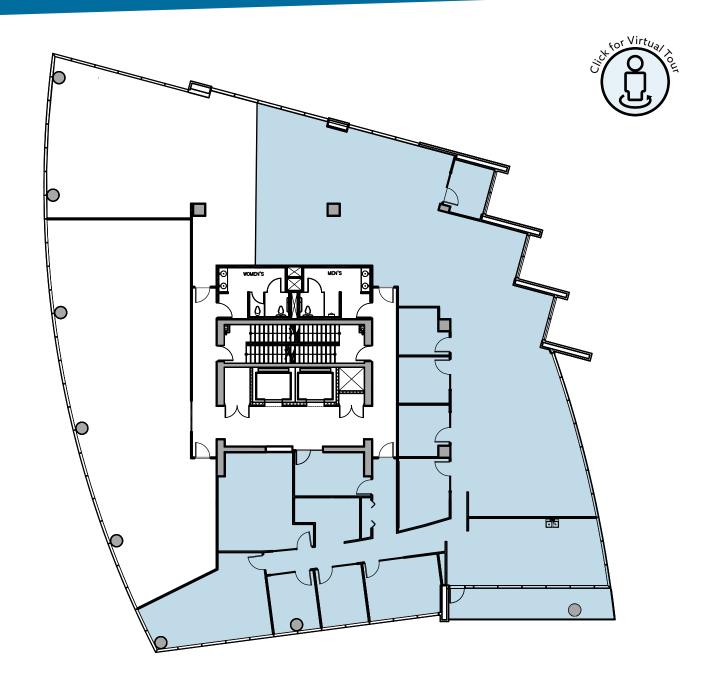


## #300 - 4445 Lougheed Hwy., Burnaby

#### **BASIC RENT: CONTACT LISTING AGENT**

Rentable Area: 6,643sf | Available Immediately

Large open work area, spacious lunchroom with patio, several private offices and large boardroom. Prime elevator exposure. Demisable - 2,000sf - 4,500sf



## **Lindsay Knowles**

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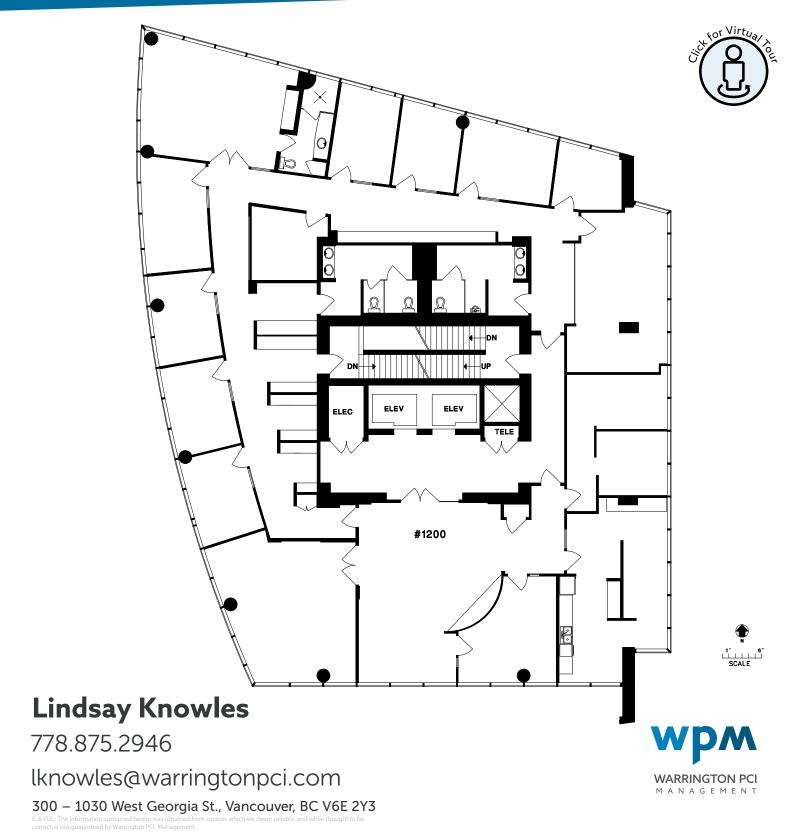


## #1200 - 4445 Lougheed Hwy., Burnaby

#### **BASIC RENT: CONTACT LISTING AGENT**

Rentable Area: 6,709sf | 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/ lunch room. Stunning 360° views of the Brentwood neighbourhood.



#### **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 seperate 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** 



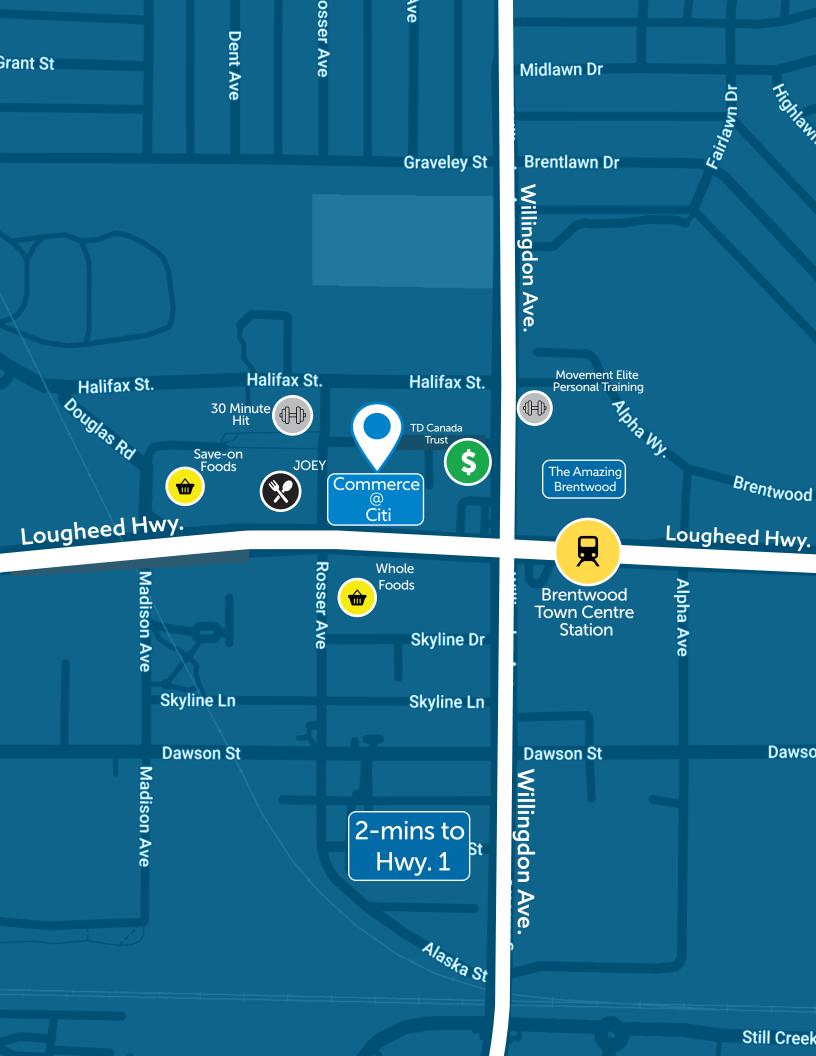
**Bike Score** 

76



**Transit Score** 

*77* 





# LEASING ENQUIRIES

### **Lindsay Knowles**

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