BRENTWOOD OFFICE CENTRE

4664 LOUGHEED HIGHWAY
BURNABY, BC







#### **Cody Buchamer**

Associate Vice President Commercial Sales & Leasing +1 604 608 5999 cody.buchamer@cushwake.com

#### **David JW Mackay**

Personal Real Estate Corporation Senior Associate +1 604 639 9335 david.mackay@ca.cushwake.com

# BRENTWOOD OFFICE CENTRE 4664 LOUGHEED HIGHWAY BURNABY, BC



#### **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**

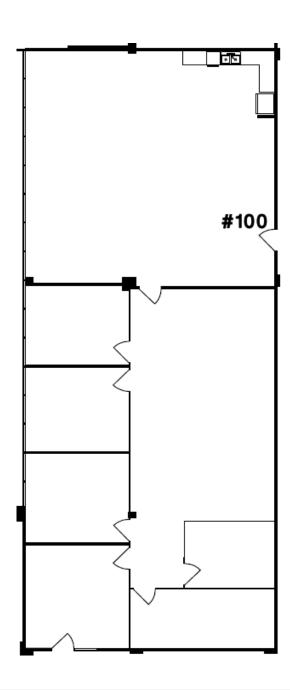
SUITE	AREA		LEASE RATE	AVAILABLE
100	3,337 SF		\$22.00 PSF	January 1, 2025
<del>-102</del>	1,796 SF	—LEASED	\$22.00 PSF	_
105	6,936 SF	LEASED	\$15.00 PSF	Immediately
<del>- 155</del>	3,101 SF	—LEASED——	\$22.00 PSF	Immediately
<del>-162</del>	3,192 SF	—LEASED——	\$22.00 PSF	Immediately
<del>-172</del>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

### BRENTWOOD OFFICE CENTRE

## **4664 LOUGHEED HIGHWAY** BURNABY, BC



**#100** 3,337 SF



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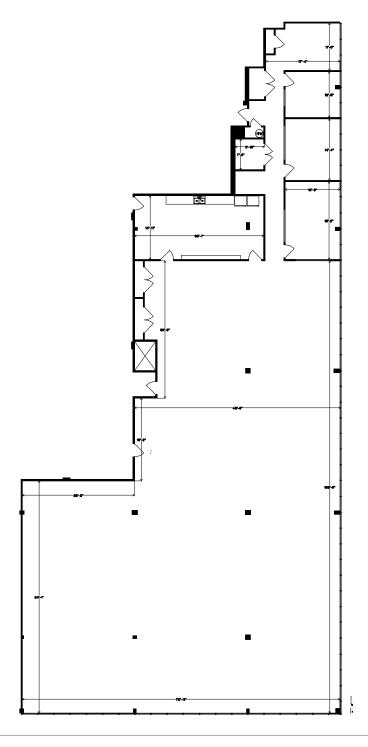
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## BRENTWOOD OFFICE CENTRE

## 4664 LOUGHEED HIGHWAY BURNABY, BC



**#275** 9.542 SF



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