

STILL CREEK INNOVATION CENTRE

4321 STILL CREEK DRIVE
BURNABY'S PREMIER BUSINESS PARK



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THE HIGH
TECHNOLOGY
FACILITIES GROUP

Trioquest

CBRE

STATE OF THE ART WORKPLACE IN WILLINGDON PARK

Still Creek Innovation Centre is perfectly situated in Burnaby's Willingdon Park, a few short blocks from Brentwood and Gilmore SkyTrain Station and along the Willingdon interchange on the Trans Canada Highway. Nestled among countless coveted food, retail and lifestyle amenities throughout the area, 4321 Still Creek Drive is the most compelling workplace offering in Burnaby.

GILMORE SKYTRAIN STATION

THE AMAZING BRENTWOOD



UNIT 210 DETAILS

SIZE

15,885 SF

AVAILABLE

Immediately

NET RENT

Please contact listing agents

ADDITIONAL RENT

\$16.45 (2025 estimate)

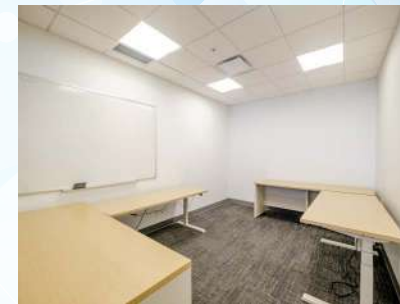
KEY FEATURES & BENEFITS

- Furnished for 60 open area workstations
- 9 private offices
- 1 large executive office
- 5 meeting rooms
- 1 large boardroom
- Views of Brentwood skyline and North Shore mountains

PARKING

- 3 stalls per 1,000 SF

[CLICK HERE FOR VIRTUAL TOUR!](#)



UNIT 220 DETAILS

SIZE

11,756 SF

AVAILABLE

Immediately

NET RENT

Please contact listing agents

ADDITIONAL RENT

\$16.45 (2025 estimate)

TENANT IMPROVEMENT ALLOWANCE

Contact us!!

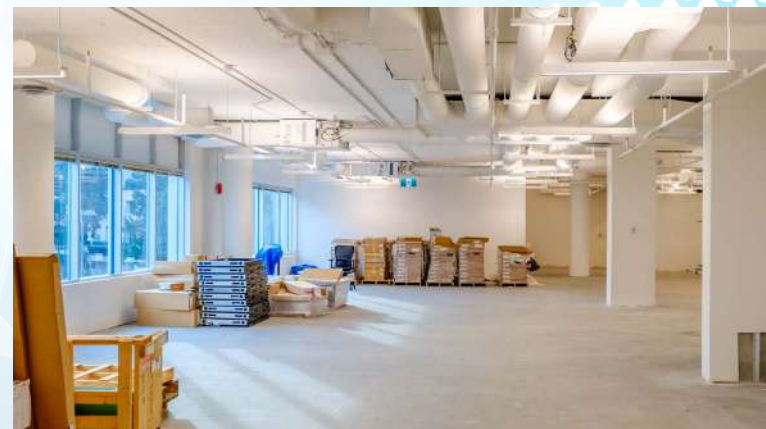
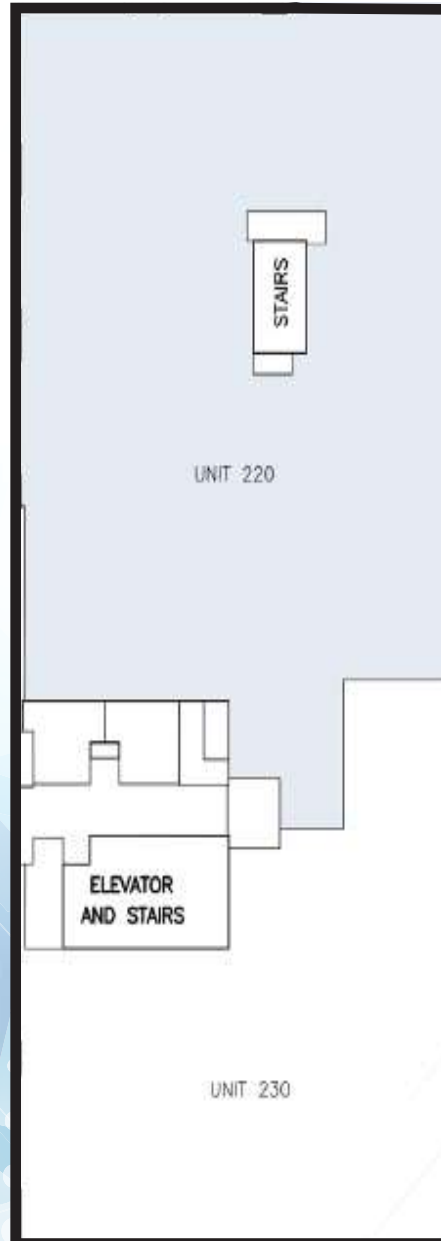
KEY FEATURES

- Currently in warm shell condition with upgraded LED lighting, open ceiling and exposed concrete

PARKING

- 3 stalls per 1,000 SF

[CLICK HERE FOR VIRTUAL TOUR!](#)



UNIT 500 DETAILS

SIZE

35,806 SF

AVAILABLE

Immediately

NET RENT

Please contact listing agents

ADDITIONAL RENT

\$16.45 (2025 estimate)

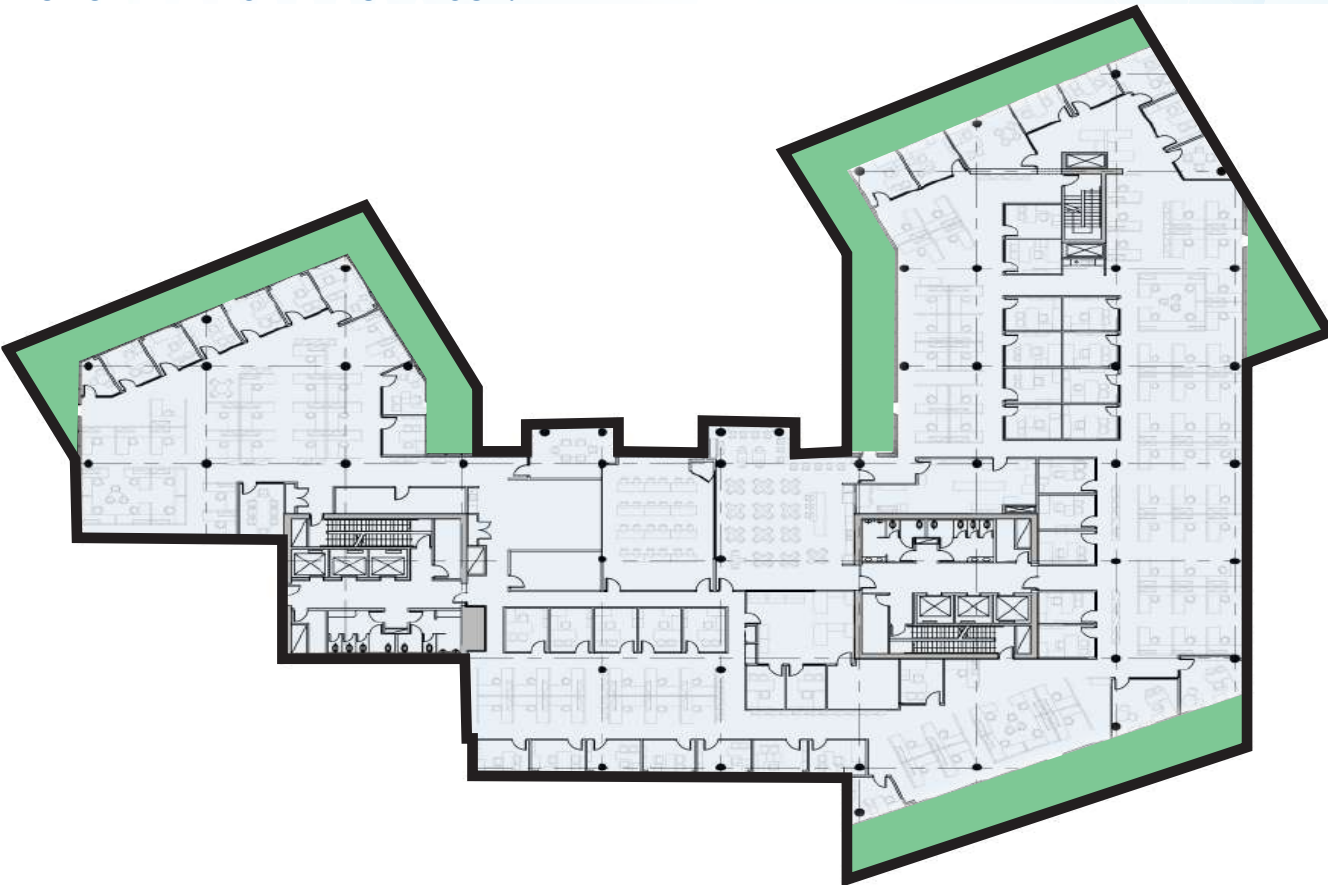
[CLICK HERE FOR VIRTUAL TOUR!](#)

KEY FEATURES

- Furnished for 133 open area workstations
- 41 private offices
- 7 meeting rooms
- 2 board rooms
- Views of surrounding Brentwood skyline and North Shore mountains

PARKING

- 3 stalls per 1,000 SF





Lobby Cafe



Fitness Centre



BUILDING AMENITIES



Prado Cafe

Located on the main level offering a vibrant space for guests to enjoy delicious food and drinks in a welcoming atmosphere



Two Fitness Centres

State-of-the-art fitness centres to workout and achieve your health and fitness goals



Bike Storage

Dedicated bike storage units available onsite for easy access and convenience



Managed by Triovest

Professionally managed building by Triovest



Parking & EV Charging Station

Ample parking with EV charging stations onsite for easy and eco-friendly access



Building Certified

LEED O & M Silver, BOMA BEST Gold, and Rick Hansen Foundation Accessibility Certification



Shuttle Service

A convenient shuttle service to Brentwood and Gilmore SkyTrain Stations and The Amazing Brentwood retail centre



Upgraded Lobby

A recently upgraded lobby with modern furnishings and inviting seating areas for a warm welcome



**STILL CREEK
INNOVATION CENTRE**

**4321
STILL CREEK DRIVE**



DOWNTOWN VANCOUVER



**GILMORE
SKYTRAIN STATION**



**BRENTWOOD
SKYTRAIN STATION**

TRANS-CANADA HIGHWAY

WILLINGDON AVENUE

STILL CREEK DRIVE

THE LOCATION

4321 Still Creek Drive is located in Brentwood, one of the most vibrant neighbourhoods in Greater Vancouver. Boasting stunning city and mountain views this area has unparalleled connectivity to the Brentwood and Gilmore Skytrain Stations, The Trans-Canada Highway and The Amazing Brentwood shopping district. This epicentre is adorned with countless amenities and growing life sciences hub with start-ups and industry leading life science companies settling in the neighbourhood.



2 mins

To Brentwood Mall &
Trans Canada Highway



15 mins

To Metrotown



20 mins

To Downtown Vancouver

TOTAL NEARBY AMENITIES



1008+

Retail & Services



130+

Cafés



325+

Restaurants



25+

Bars & Pubs

TRIOVEST

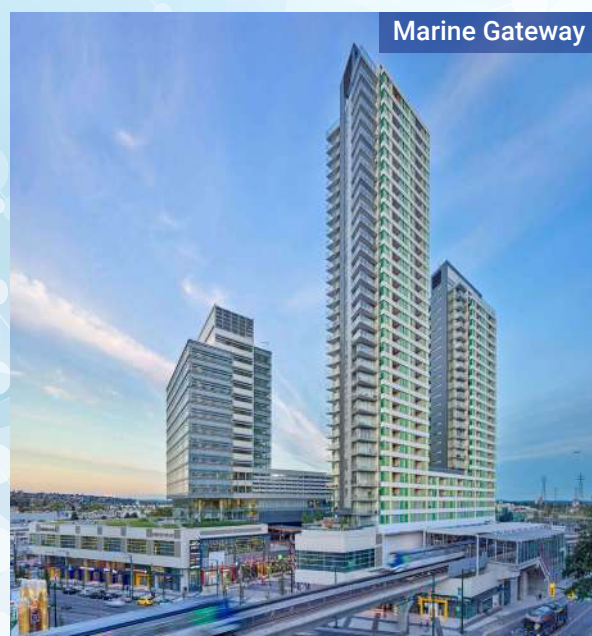
Create sustainable places than enhance communities and enrich relationships.

TrioVest is one of the largest privately-owned commercial real estate companies in Canada. They are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, leasing services, and sustainability advisory services.

Some of their other current assets under management include Marine Gateway and 789 West Pender in Vancouver.

TrioVest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Their clients benefit from the combined expertise and integration of their Capital and Advisors teams, paired with TrioVest's national scale, unsurpassing local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit triovest.com



TrioVest

www.triovest.com

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