

FOR LEASE

4333 Still Creek Drive BURNABY, BC

GILMORESTATION

TheAmazingBrentwood



TECH OFFICE SPACE IN BURNABY WILLINGDON BUSINESS PARK



THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

THE OPPORTUNITY

4333 Still Creek Drive is located in Burnaby's Willingdon Park Business Centre, a premier suburban office park in Metro Vancouver. Amidst this green-space area, it is strategically located at the highly visible Willingdon interchange on the Trans Canada Highway and in close proximity to Brentwood & Gilmore SkyTrain with multiple bus connections.

BUILDING FEATURES



Professional on-site property management



Secure card access security system



Secure surface/underground parking stalls



Daily convenient shuttle service to Brentwood SkyTrain Station



Access to 2 fitness facilities plus end-of-trip facilities



Access to 3 restaurants directly in Willingdon Business Park plus only a 5-min drive to The Amazing Brentwood



1-mile running path beside the building



LEED and BOMA certified



Balcony Views



Lobby



Gym



Reception



3rd Floor



Building

PROPERTY DETAILS

ADDRESS	4333 Still Creek Drive, Burnaby BC	
SUITES	3rd Floor	18,489 SF
	Suite 120	5,618 SF
		24,107 SF
	*Suites can be leased together or separately.	
ASKING RATE	Please contact agents	
OP COSTS	\$17.91 PSF (2025 Est.)	
AVAILABILITY	Immediately	
PARKING	3 : 1000 SF Current monthly rates excluding applicable taxes.	
	Random Surface	\$85.00
	Random Underground	\$95.00
	Reserved Underground	\$110.00



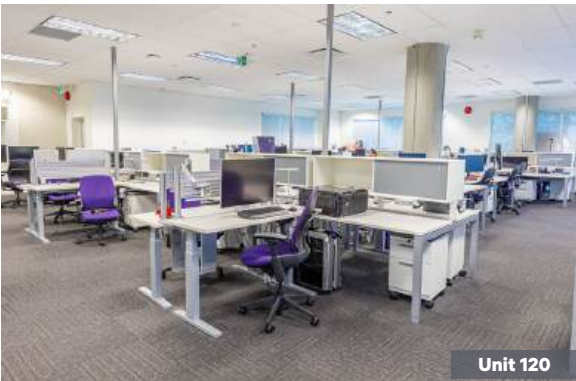
3rd Floor



3rd Floor



Unit 120



Unit 120

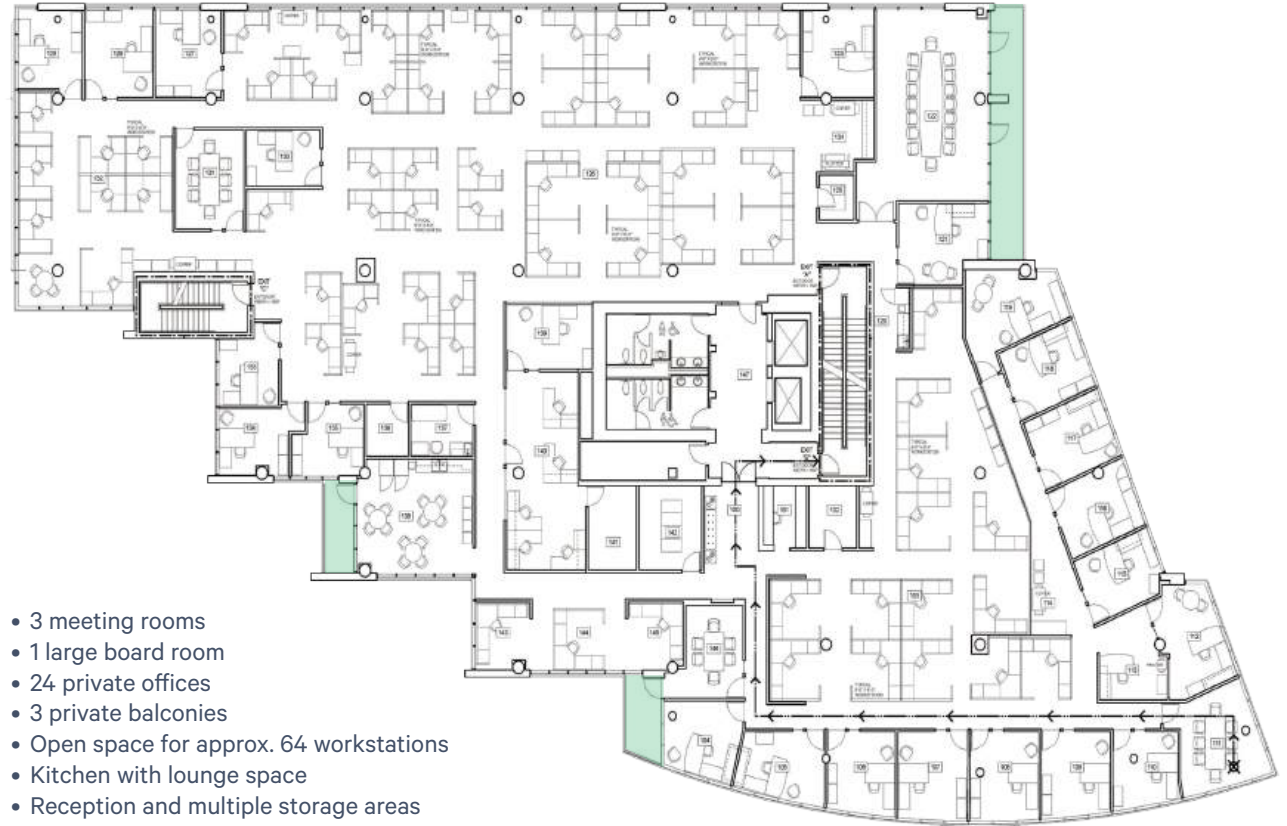


3rd Floor



FLOOR PLAN | 3RD FLOOR*

18,489 SF



- 3 meeting rooms
- 1 large board room
- 24 private offices
- 3 private balconies
- Open space for approx. 64 workstations
- Kitchen with lounge space
- Reception and multiple storage areas
- Furniture not included

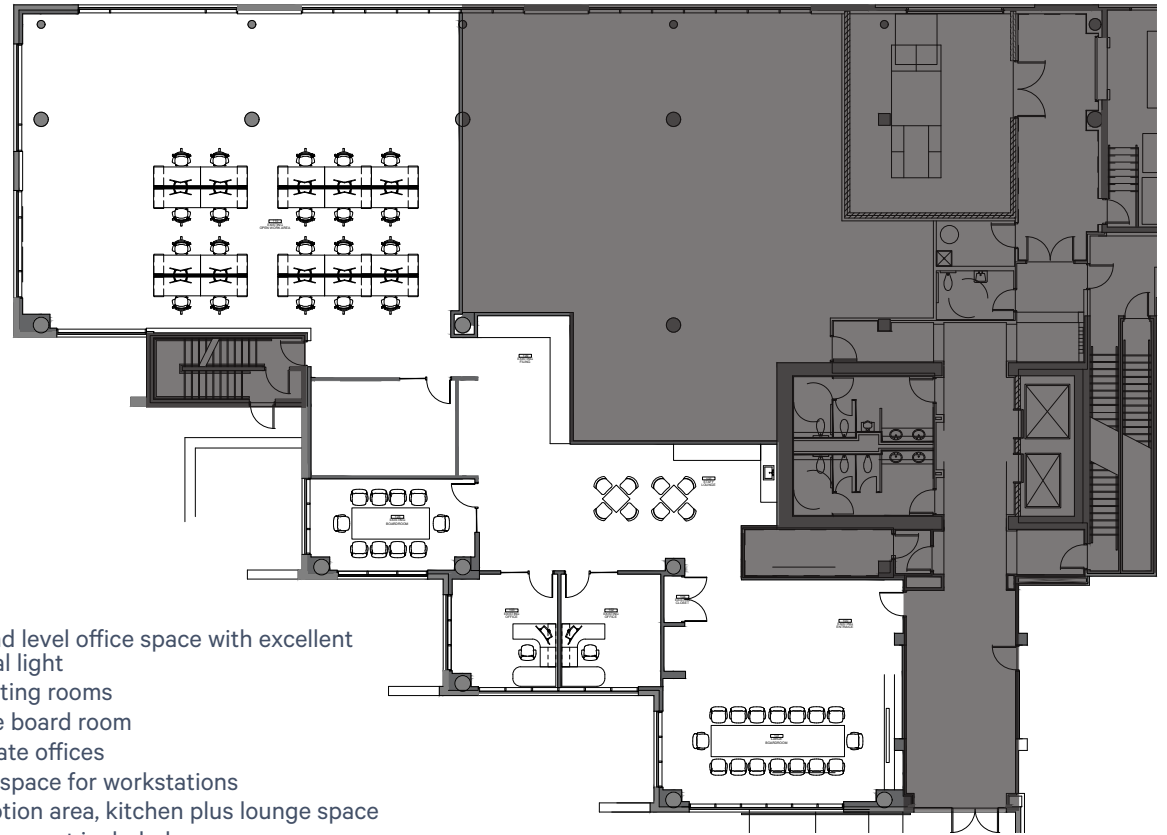
*Not to scale. Sample furniture plan.





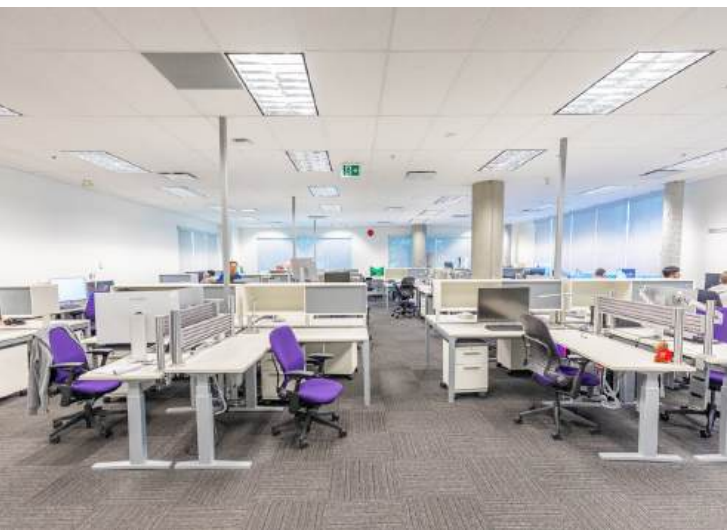
FLOOR PLAN | SUITE 120*

5,618 SF



- Ground level office space with excellent natural light
- 2 meeting rooms
- 1 large board room
- 2 private offices
- Open space for workstations
- Reception area, kitchen plus lounge space
- Furniture not included

*Not to scale. Sample furniture plan.



THE LOCATION

Located in the heart of Burnaby, 4333 Still Creek Drive is prominently situated on the West side of Willingdon Avenue in Willingdon Park Business Centre. The Property offers a daily shuttle that connects to Brentwood SkyTrain Station with easy connection to Millennium Line and multiple bus stations.

This central location is only a 2-minute drive from the Trans-Canada Highway and Lougheed Highway which offers convenient accessibility throughout Vancouver, Burnaby, Coquitlam, and the rest of Lower Mainland.

Another 5-minute drive North from the property is the newly redeveloped world-renowned The Amazing Brentwood mall. And a 15-minute drive South is one of Canada's largest shopping malls, Metropolis at Metrotown. Both locations offer multiple market-leading retailers, eateries, and community amenities such as Cineplex's VIP Cinemas, Sporting Life, Zara, Aritzia, OEB Breakfast, and Gram Cafe.

NEARBY AMENITIES 5 KM RADIUS



325+
Restaurants



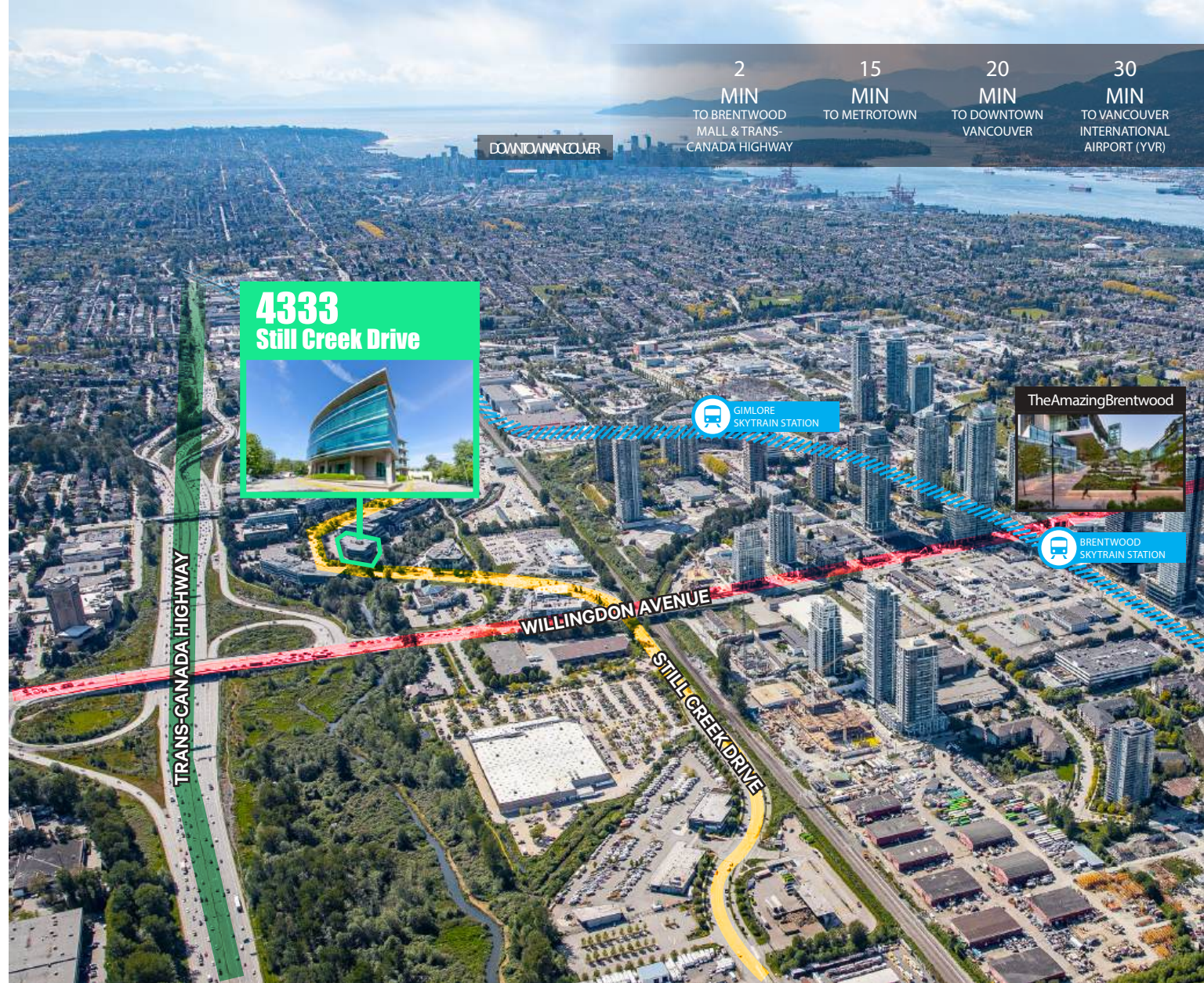
120+
Cafes



25+
Bars & Pubs



1,008+
Retail & Services



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