



# FOR LEASE

4445 Lougheed Hwy  
Burnaby, BC





## 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	Type	Availability
300	2,500 SF	Office	Immediately
320	4,190 SF	Office	Immediately
402	2,710 SF	Office	Immediately
1200	6,715 SF	Office	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2024)

\$ 17.30 / SF

PARKING RATE

Random: \$95/mo + applicable taxes  
Reserved: \$135/mo + applicable taxes  
Parking Ratio: 1:500sf  
275 Parking Stalls

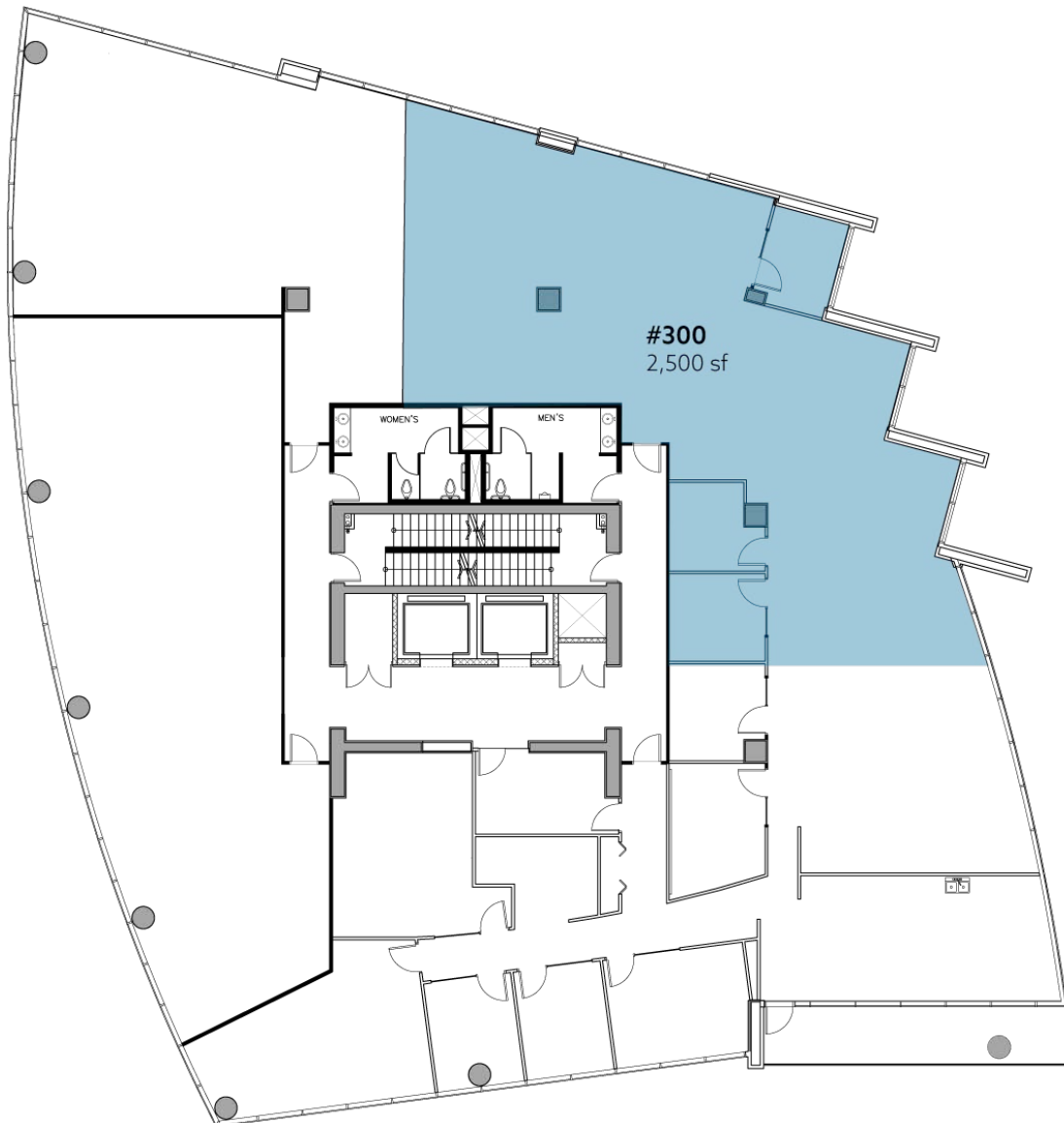


# #300 - 4445 Lougheed Hwy., Burnaby

## BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 2,500sf | Available Immediately

Large open work area, spacious lunchroom with patio, several private offices and large boardroom. Prime elevator exposure.



**Lindsay Knowles**

778.875.2946

lknowles@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



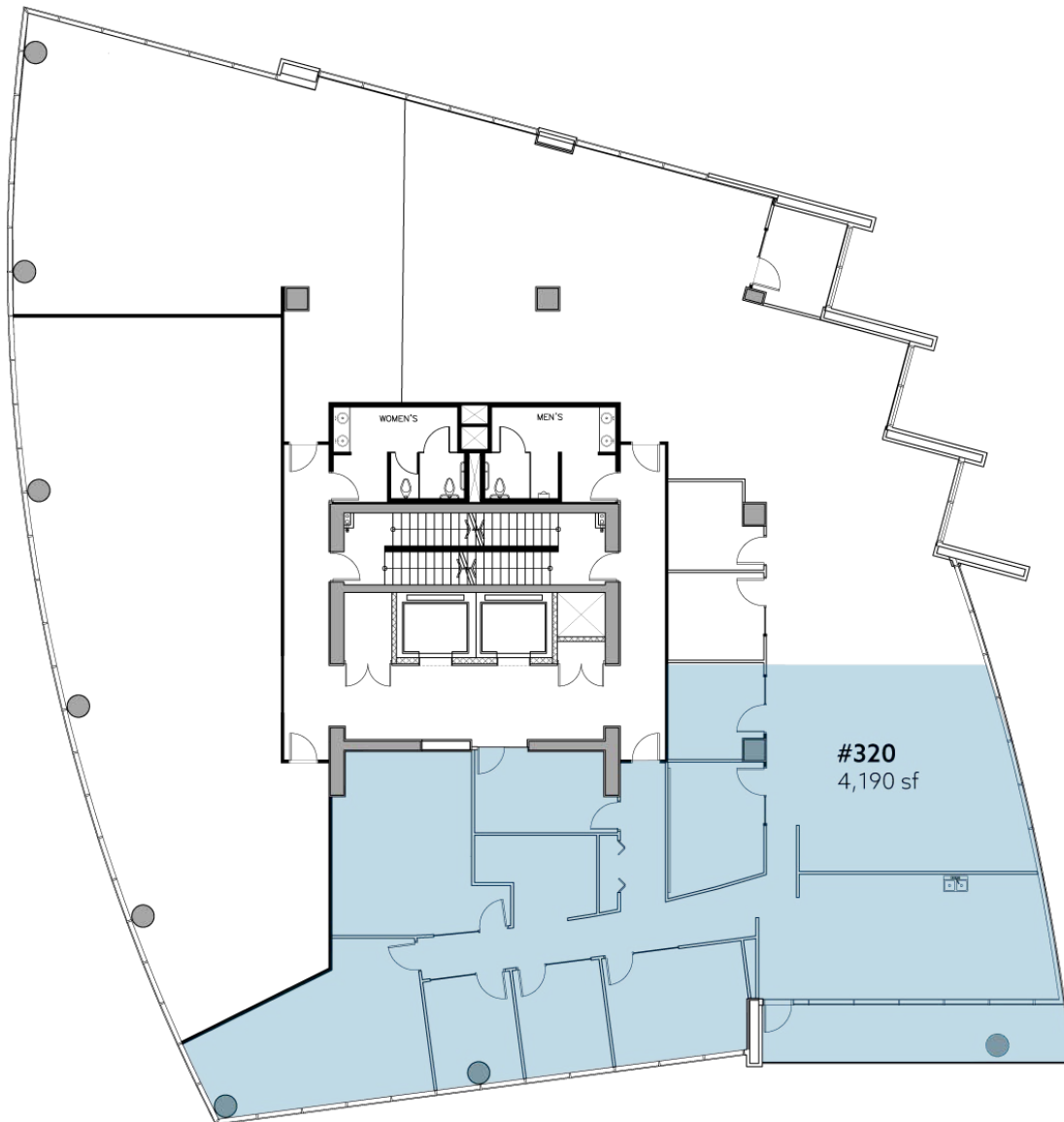
**WARRINGTON PCI**  
MANAGEMENT

# #320 - 4445 Lougheed Hwy., Burnaby

## BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 4,190sf | Available Immediately

Large open work area, spacious lunchroom with patio, several private offices and large boardroom. Prime elevator exposure.



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lknowles@warringtonpci.com

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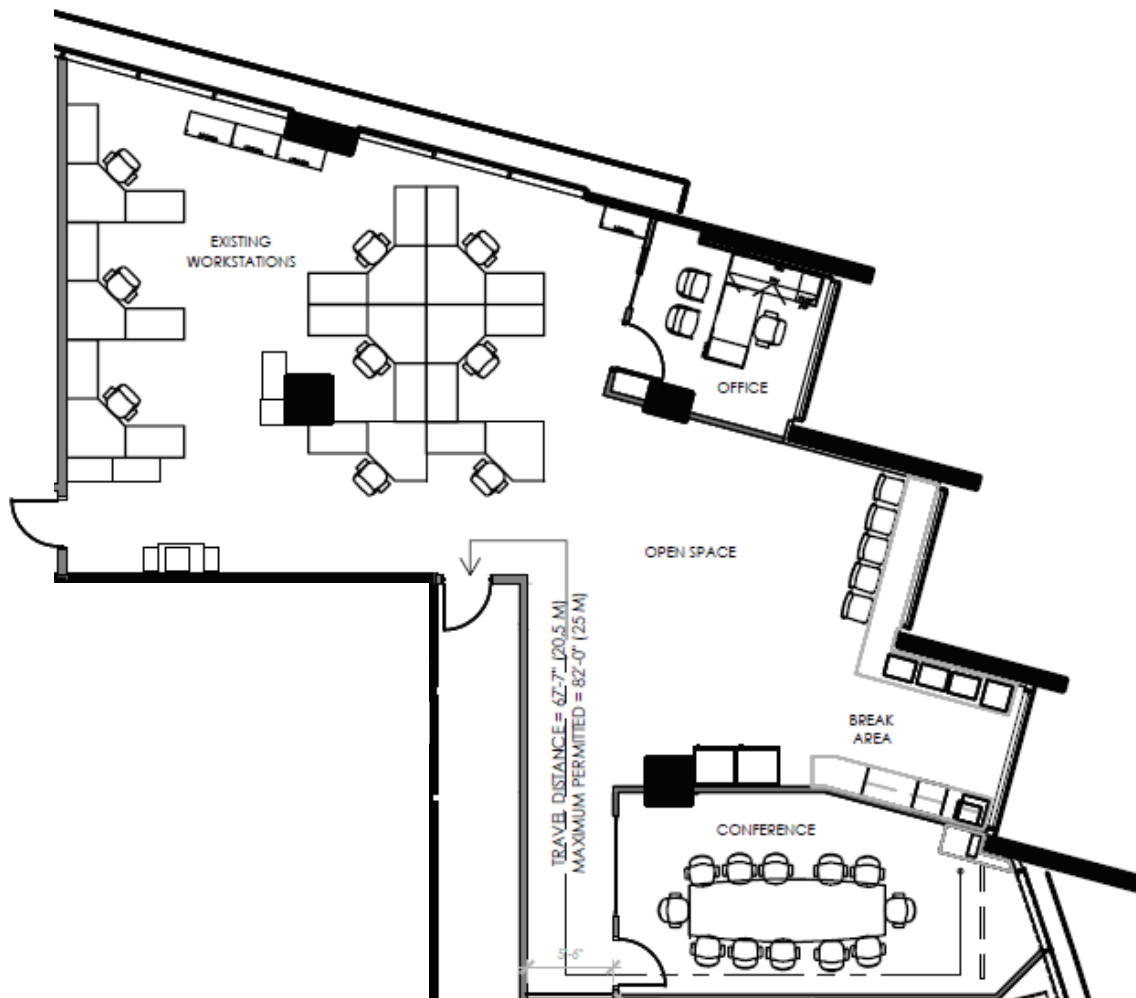
**WARRINGTON PCI**  
MANAGEMENT

# #402 - 4445 Lougheed Hwy., Burnaby

## BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 2,710sf | Available Immediately

Primarily open plan with one office, large meeting room and kitchen/breakroom.



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lknowles@warringtonpci.com

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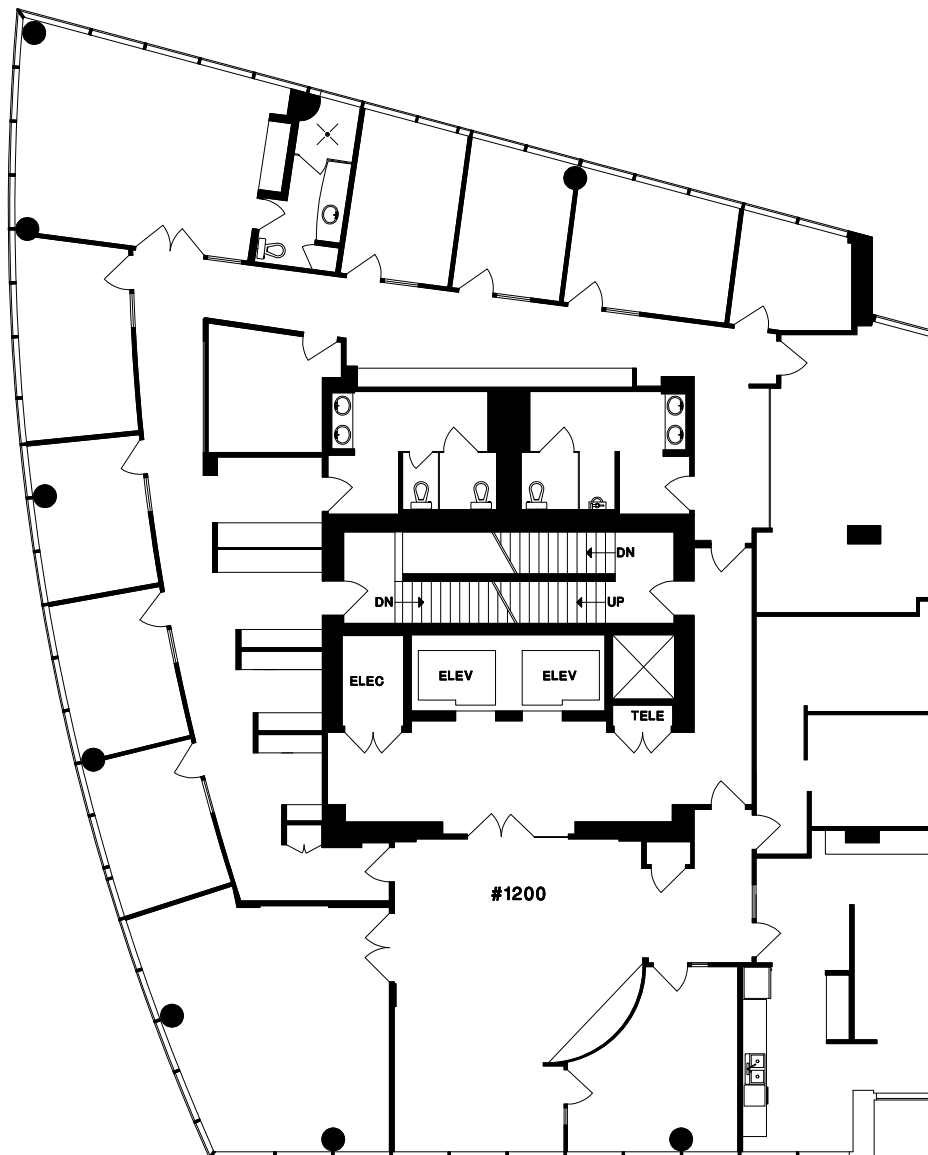
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MANAGEMENT

# #1200 - 4445 Lougheed Hwy., Burnaby

## BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 6,715sf | 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. Stunning 360° views of the Brentwood neighbourhood.



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**WARRINGTON PCI**  
MANAGEMENT

## 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

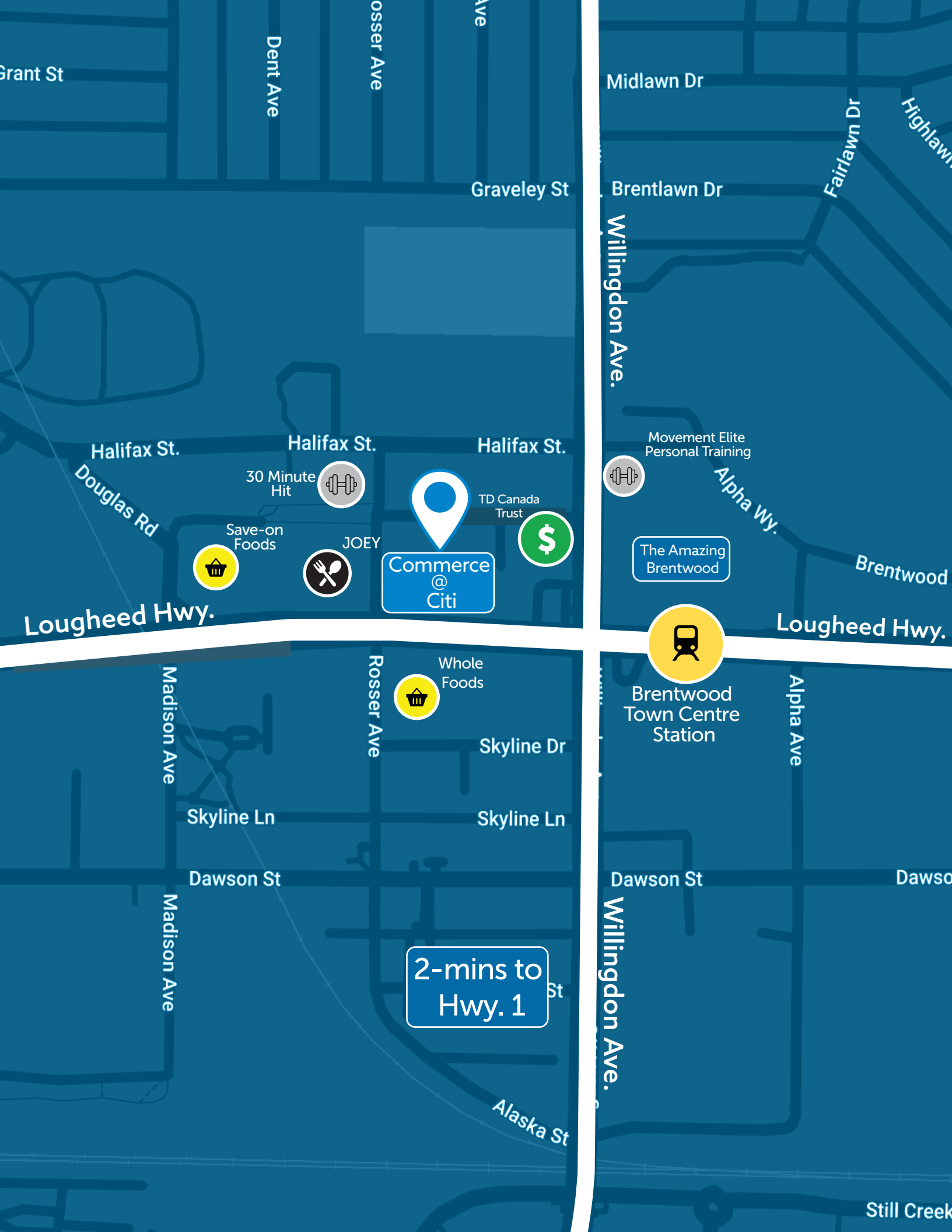
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Transit Score

77





Grant St

Dent Ave

Rosser Ave

Ave

Graveley St

Midlawn Dr

Brentlawn Dr

Fairlawn Dr

Highlawn Dr

Willingdon Ave.

Halifax St.

Halifax St.

Halifax St.

30 Minute Hit

Save-on Foods

JOEY

TD Canada Trust

Movement Elite Personal Training

The Amazing Brentwood

Brentwood

Lougheed Hwy.

Lougheed Hwy.

Madison Ave

Rosser Ave

Whole Foods

Skyline Dr

Skyline Ln

Skyline Ln

Dawson St

Dawson St

Dawson St

Madison Ave

Willingdon Ave.

Alpha Ave

2-mins to Hwy. 1

Alaska St

Still Creek



WARRINGTON PCI  
MANAGEMENT

# LEASING ENQUIRIES

**Lindsay Knowles**

778.875.2946

[lknowles@warringtonpci.com](mailto:lknowles@warringtonpci.com)

Visit our website for more information and leasing opportunities.

