



Colliers

Units 207 & 208 at 3900 Hastings Street, Burnaby

Second-Floor Office Units in North Burnaby's Vibrant "The Heights" Neighbourhood **For Lease**

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Opportunity

An exceptional opportunity to lease office spaces which are side-by-side second-floor office units in the heart of North Burnaby's "The Heights" neighbourhood. These units can be occupied separately or combined to create a larger, more versatile workspace.

SALIENT DETAILS

Municipal Address
Units 207 & 208 at 3900 Hastings Street,
Burnaby, BC

Unit Area (+/-)
Unit 207 - 1,197 SF
Unit 208 - 572 SF

Total - 1,769 SF

Basic Rent
Contact listing agents

Additional Rent (2024 Estimate)
\$14 PSF / Annum

UNIT 207 - FULLY IMPROVED MEDICAL OFFICE

This turnkey medical office is designed and fully equipped for healthcare professionals, featuring:

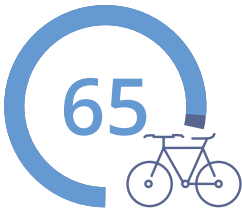
- A welcoming reception and waiting area
- Private washroom for staff or patients
- Records storage area
- Three exam rooms, each with in-room plumbing
- A dedicated private office
- Kitchenette for staff convenience

UNIT 208 - BRIGHT, OPEN-PLAN OFFICE

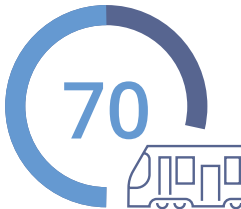
The adjacent unit is an open-concept office space with large windows providing ample natural light and dual exposures to both the north and east. This versatile layout allows for a variety of office configurations to suit different business needs



WALK SCORE



BIKE SCORE

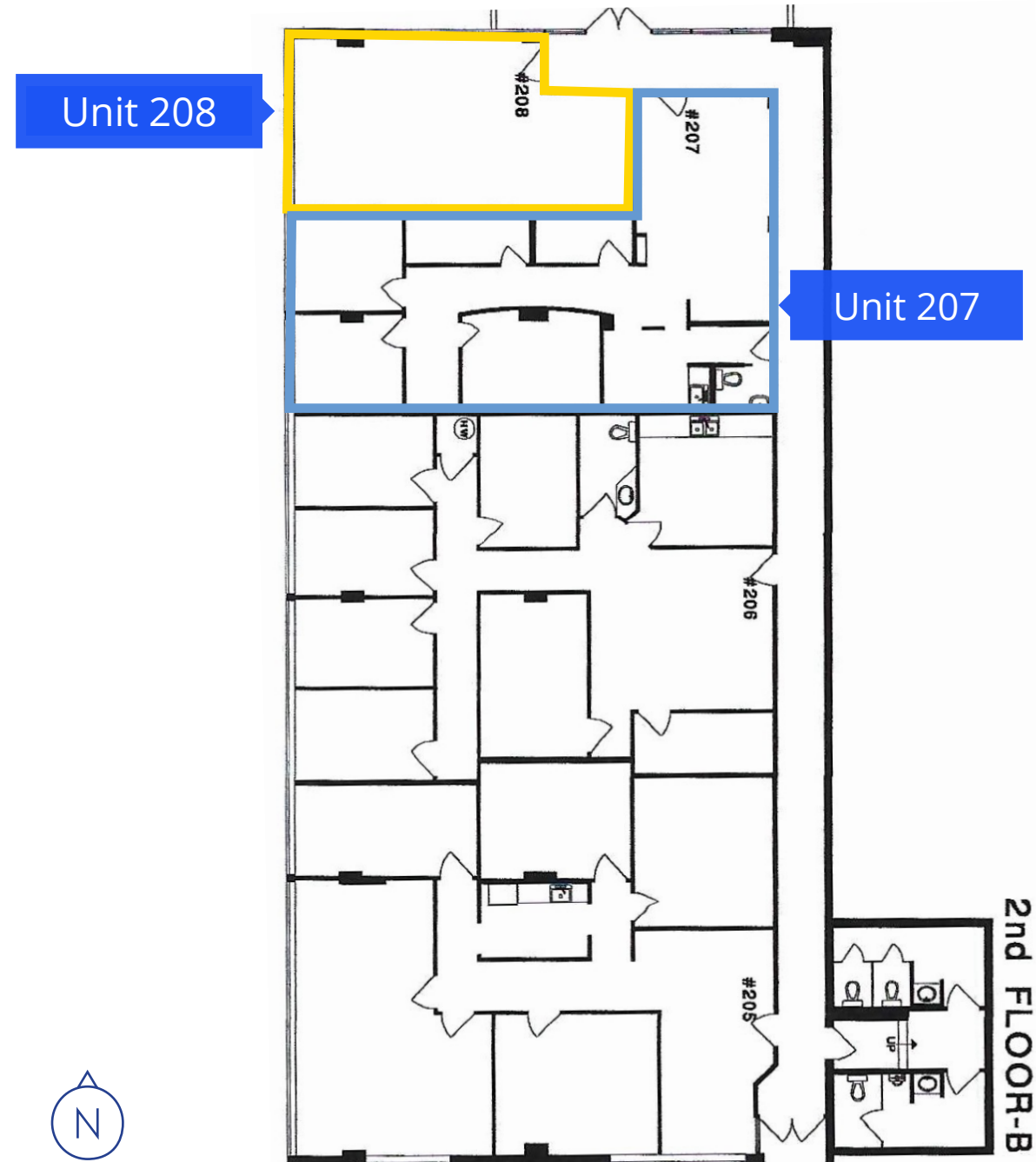


TRANSIT SCORE

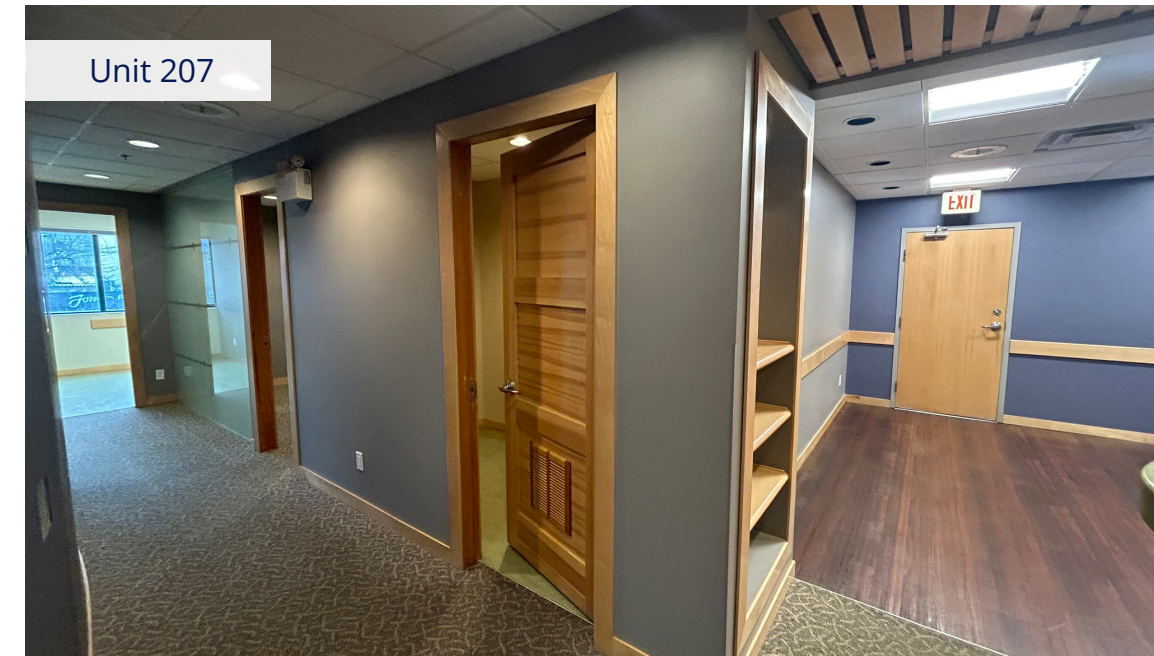
Exterior Gallery



Floorplans



Interior Gallery



Location

Situated along Hastings Street, these units benefit from heavy pedestrian and vehicular traffic, ensuring excellent exposure. The area is home to thriving businesses, boutique shops, cafés, and essential services, making it an ideal environment for professionals looking to establish or expand their presence in a dynamic neighbourhood.

KEY LOCATION BENEFITS INCLUDE:

- **High visibility** on one of Burnaby's busiest commercial corridors
- **Easy access to Highway 1**, making it convenient for clients and employees traveling from across Metro Vancouver
- **Ample parking** on-site as well surface parking in the area & excellent transit options
- A strong local business community and **established customer base**



DEMOGRAPHICS

5-minute Drive Time	2024	2029	Annual Increase
Total Population	38,714	44,142	5.1%
Average Household Income	\$129,324.83	\$151,690.52	-
Total Households	14,597	16,749	-
10-minute Drive Time	2024	2029	Annual Increase
Total Population	163,805	178,955	4.6%
Average Household Income	\$125,912.86	\$148,958.31	-
Total Households	63,391	69,435	-
15-minute Drive Time	2024	2029	Annual Increase
Total Population	491,314	538,469	5.0%
Average Household Income	129,490.21	\$174,671.79	-
Total Households	191,238	210,082	-

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



Unit 207

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