

# LOUGHEED COMMERCE COURT

4180 & 4190 LOUGHEED HWY BURNABY, BC

PREMIER OFFICE SPACE FOR LEASE

# THE LOCATION

Located mid-block between Gilmore and Madison Ave on Lougheed Highway, Commerce Court is in the heart of Brentwood, a highly amenitized, walkable, and transit-oriented hub that is one of the fastest-growing areas in Metro Vancouver. Whether travels are by foot, vehicle, or bicycle, Commerce Court is a commuters paradise being adjacent to Gilmore Skytrain Station, minutes away from Hwy 1 via car, and located on the Central Valley Greenway running from Downtown to New Westminster. The complex's ideal location is immersed by an abundance of amenities, including some of Metro Vancouver's best restaurants, shopping, and many other retail services.





79

Very Walkable

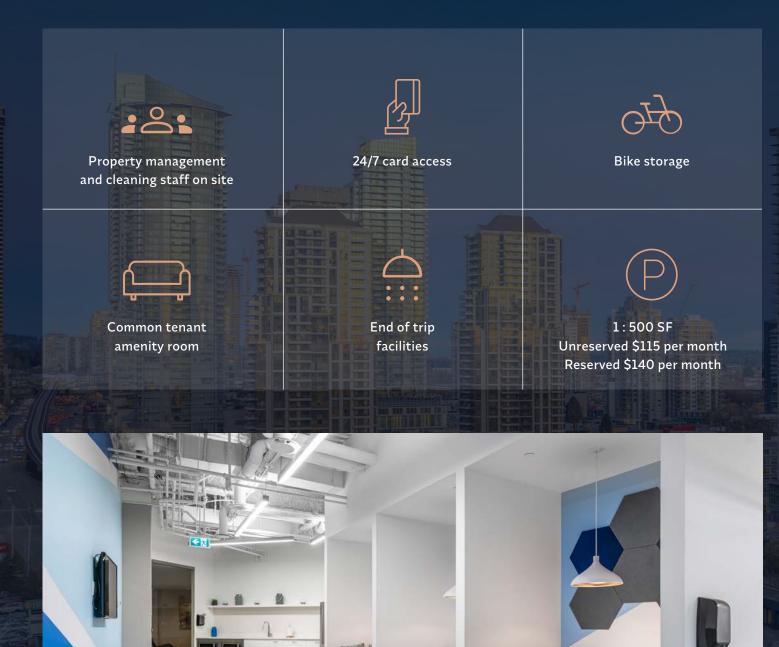
71

Excellent Transit

Bikeable **73** 



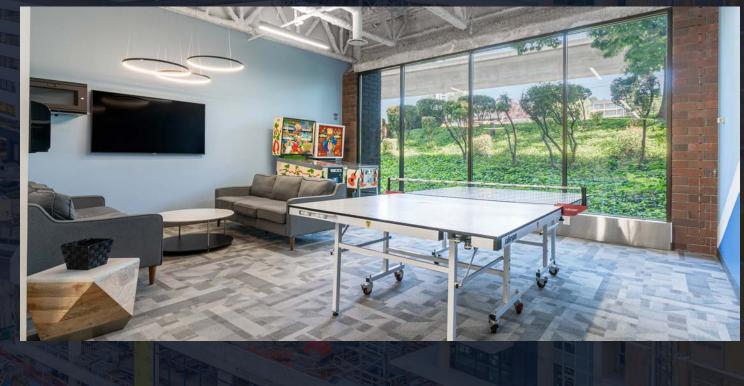
# **BUILDING FEATURES**



### THE BUILDING

Commerce Court is proudly owned and managed by the award-winning Onni Group and, in recent years, has received extensive investment such as enhancing the exterior façade, renovating common areas including the elevator cabs, and bolstering the amenity offering within the complex. The office floors at 4180 & 4190 Lougheed feature very efficient column placement, maximizing available space and allowing for fully customizable office layouts.







4180 LOUGHEED HIGHWAY

AVAILABLE LEASED

# LEASING AVAILABILITIES

SUITE	SIZE	AVAILABILITY	COMMENTS
100	4,471 s.f.	October 1, 2024	Recently Improved
102	2,612 s.f.	October 1, 2024	Recently Improved
103	2,094 s.f.	October 1, 2024	Recently Improved
400	15,011 s.f.	August 1, 2024	Turn Key Condition



4190 LOUGHEED HIGHWAY

# LEASING AVAILABILITIES

ZE
5,074 SF
506 SF

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2024): \$13.69 psf/pa

BASIC RENT: Contact Listing Agents

AVAILABLE

LEASED

7

AVAILABILITY

Immediately

Immediately

COMMENTS

Shell Condition

Show Suite

ADDITIONAL RENT (2024): \$14.30 psf/pa



#### For more information contact:

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