

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.



Very Walkable
71



Excellent Transit
79



Bikeable
73



BUILDING FEATURES

| | | |
|--|--|---|
|  Property management and cleaning staff on site |  24/7 card access |  Bike storage |
|  Common tenant amenity room |  End of trip facilities |  1 : 500 SF Unreserved \$115 per month Reserved \$140 per month |



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 Loughheed feature very efficient column placement, maximizing available space and allowing for fully customizable office layouts.





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 |

BASIC RENT: Contact Listing Agents **ADDITIONAL RENT (2024):** \$13.69 psf/pa



LEASING AVAILABILITIES

| SUITE | SIZE | AVAILABILITY | COMMENTS |
|-----------|-----------|--------------|-----------------|
| Suite 300 | 15,074 SF | Immediately | Shell Condition |
| Suite 420 | 1,506 SF | Immediately | Show Suite |

BASIC RENT: Contact Listing Agents **ADDITIONAL RENT (2024):** \$14.30 psf/pa



For more information contact:

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