

# Improved Office Space **for Lease** in Willingdon Park

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## Property Overview

4185 Still Creek Drive is located in the Willingdon Park, Building 1 in the heart Metro Vancouver. The location provides access to Highway 1, and surrounding SkyTrain stations and bus routes. Willingdon Park provides a running shuttle bus system which connects tenants to rapid transit.

<b>Civic Address</b>	4185 Still Creek Drive, Burnaby, BC		
Rental Area	8,500 SF (approx.)		
Basic Rent	Please contact listing agent		
Additional Rent *2023 estimated	\$19.33 PSF		
Available	May 1, 2024		
Parking	2.5 per 1,000 SF	Unreserved:	\$120 per stall
*current monthly rates excluding applicable taxes		Reserved:	\$160 per stall



Shuttle bus system for easy transit access



Access to fitness and end-of trip facilities



Landscaped green space surrounding the building

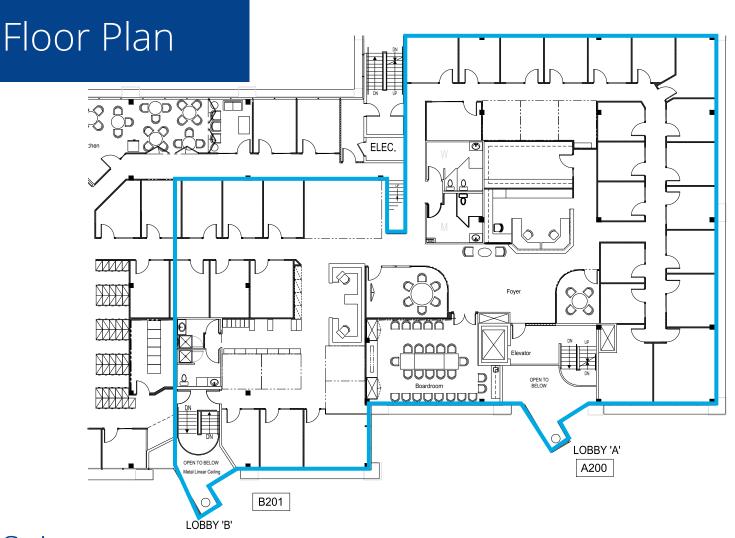


## Features

- · On-site property management
- Secure parking stalls available
- Daily shuttle bus to SkyTrain
- Multiple food amenities nearby



8,500 SF (approx) available



## Suite Features

Improved space with multiple private offices, reception area, large boardroom, 2 meeting rooms, kitchen and open area.

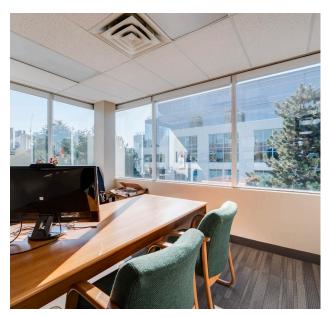
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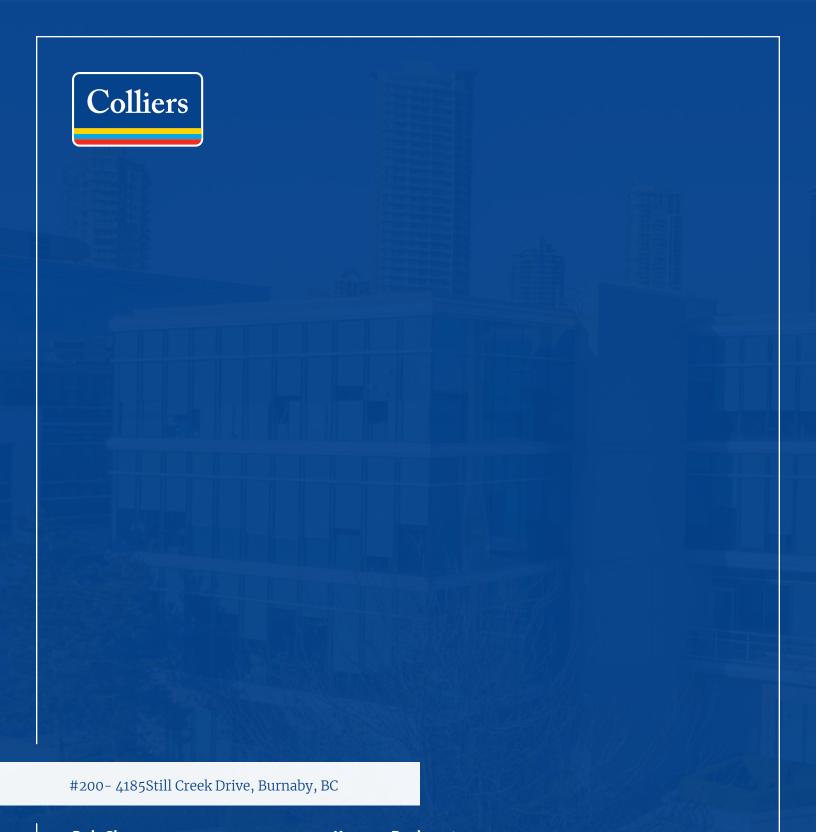












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