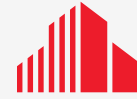


FOR LEASE

BRENTWOOD OFFICE CENTRE
4664 LOUGHEED HIGHWAY
BURNABY, BC



**CUSHMAN &
WAKEFIELD**

EXTENDED TERM AVAILABLE



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FOR LEASE

BRENTWOOD OFFICE CENTRE 4664 LOUGHEED HIGHWAY BURNABY, BC



OPPORTUNITY

Comprised of over 196,000 SF of office and warehouse space, Brentwood Office Centre offers a central location, robust amenities and flexible floor plates making it the ideal property for companies looking to expand or establish themselves in one of Burnaby's fastest growing urban communities.

LOCATION

Brentwood Office Centre is conveniently located next to the Brentwood Skytrain Station and the Amazing Brentwood, a developing commercial and residential neighborhood comprised of high-rise office towers, mixed-use and residential buildings, and a wide range of retail.

SALIENT DETAILS

| | |
|-----------------------|---|
| YEAR BUILT | 1974 |
| AMENITIES | On-site fitness centre, boardroom, gated bike lockers, honey bee hives hosted and harvested through Alveole |
| PARKING | 283 underground parking stalls 65 surface stalls \$110/month unreserved stalls \$150/month reserved stalls |
| STORAGE | Storage lockers available at an additional monthly charge. Contact listing agents for details |
| ADDITIONAL RENT | \$17.73 PSF, per annum (2024 est.) |
| MANAGEMENT & SECURITY | Professionally managed by Peterson Commercial Security monitoring by Fusion Security Inc. |

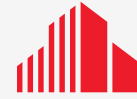


AVAILABILITIES

| SUITE | AREA | | LEASE RATE | AVAILABLE |
|----------------|---------------------|-------------------|------------------------|--------------------------|
| 100 | 3,337 SF | | \$22.00 PSF | January 1, 2025 |
| 102 | 1,796 SF | LEASED | \$22.00 PSF | |
| 105 | 6,936 SF | LEASED | \$15.00 PSF | Immediately |
| 155 | 3,101 SF | LEASED | \$22.00 PSF | Immediately |
| 162 | 3,192 SF | LEASED | \$22.00 PSF | Immediately |
| 172 | 1,576 SF | LEASED | \$22.00 PSF | Immediately |
| 200 | 2,856 SF | LEASED | \$22.00 PSF | Immediately |
| 201/202 | 4,860 SF | LEASED | \$22.00 PSF | Immediately |
| 258 | 4,002 SF | LEASED | \$22.00 PSF | Immediately |
| 260 | 1,700 SF | LEASED | \$22.00 PSF | Immediately |
| 275 | 9,542 SF | | \$15.00 PSF | Immediately |
| 262 | 1,192 SF | LEASED | \$22.00 PSF | March 1, 2025 |

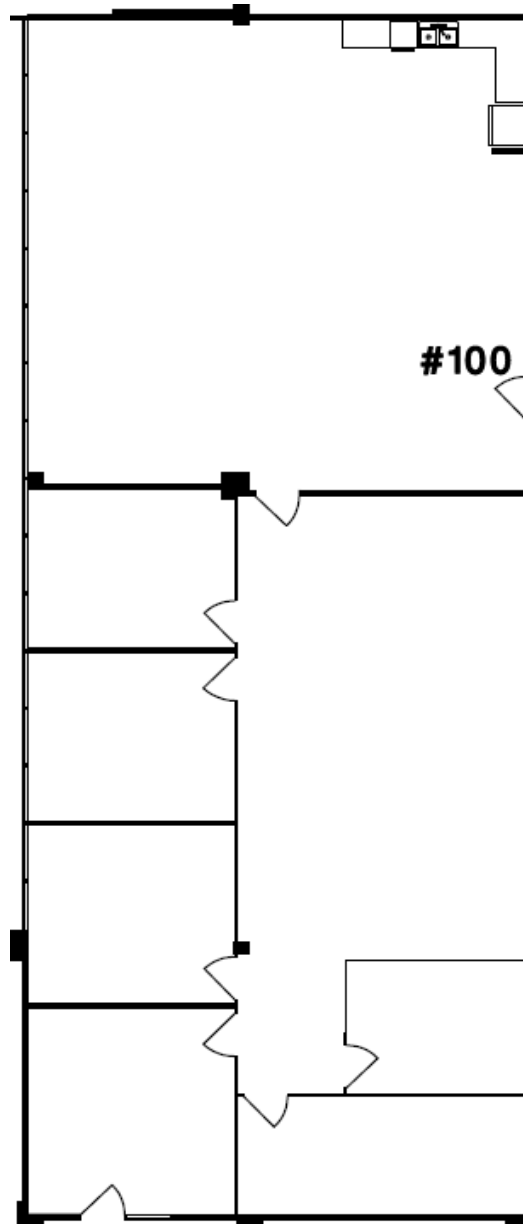
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BRENTWOOD OFFICE CENTRE
4664 LOUGHEED HIGHWAY
BURNABY, BC



**CUSHMAN &
WAKEFIELD**

#100 3,337 SF



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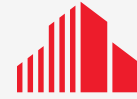
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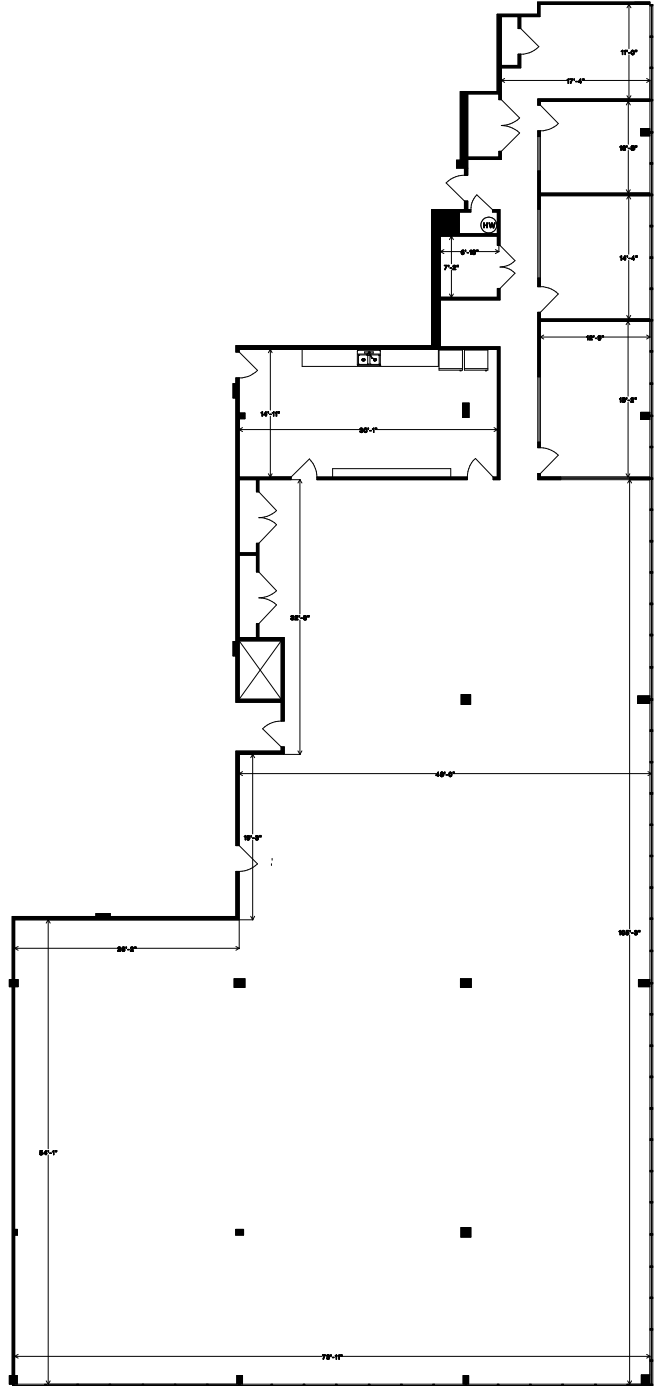
FOR LEASE

BRENTWOOD OFFICE CENTRE
4664 LOUGHEED HIGHWAY
BURNABY, BC



CUSHMAN &
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#275 9,542 SF



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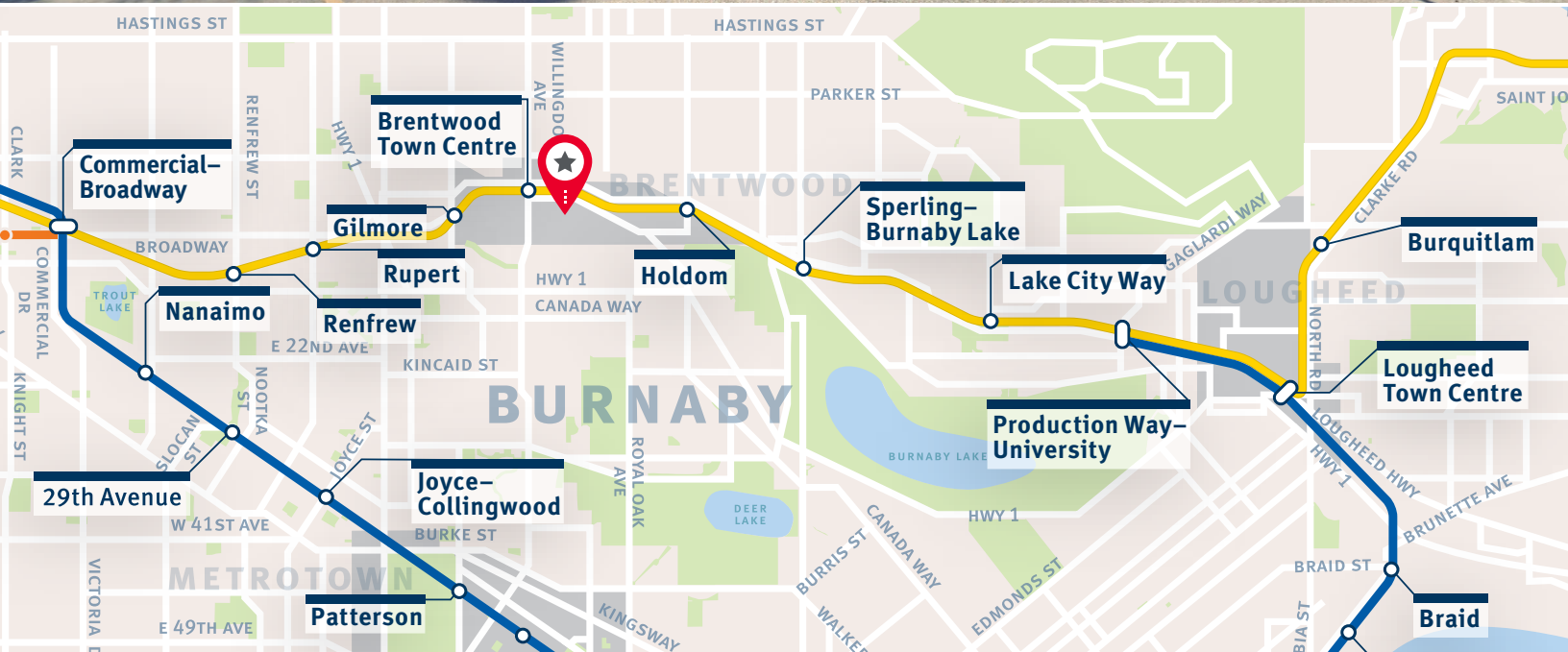
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