

44 99 sanderson way

BURNABY, BC | 129,905 SF | CLASS A OFFICE SPACE

built for growth -

DESIGNED FOR INNOVATION



44
99

start fresh, grow fast

Leave behind crowded commutes and cookie-cutter cubicles for a future-ready workspace embraced by nature. 4499 Sanderson, a brand-new three-story office in the heart of Metro Vancouver, features expansive 40,000 SF floorplates, adaptable white-box spaces, and generous zoning for unmatched flexibility. Complete with panoramic tree-lined and mountain views from each floor, it's the ultimate setting for connection and innovation.

129,905 SF OF CLASS A OFFICE SPACE

MAIN FLOOR: 40,065 SF

2ND FLOOR: 43,573 SF

3RD FLOOR: 46,267 SF



EMPLOYEES WHO SPEND TIME OUTDOORS

ARE 40% MORE LIKELY TO CREATE

INNOVATIVE SOLUTIONS TO PROBLEMS¹

Net asking rent: Contact listing agents for details

Additional rent: \$17.00 PSF per annum (2024 estimate)

Parking: 3 stalls per 1,000 SF, leased at market rate

Zoning: CD (Comprehensive Development District)
M8 (Advanced Technology Research District)
M5 (Light Industrial District)

4499 sanderson way

expansive spaces, infinite possibilities

STRUCTURAL

- Ceiling height: 15'8" main floor, 14'3" floors 2 & 3
- Large efficient floorplates (±40,000 SF)
- Measurement standard: BOMA 2017

MECHANICAL

- Power: 2,000A/600V service
- State-of-the-art building systems
- HVAC 4 pipe fan-coil system

WELLNESS

- LEED certified CS V4
- Exterior plaza with built-in benches
- Panoramic tree-lined and mountain views

AMENITIES

- Underground parkade with 3/1,000 parking ratio
- Changing rooms, showers, and storage lockers
- Secure bicycle storage



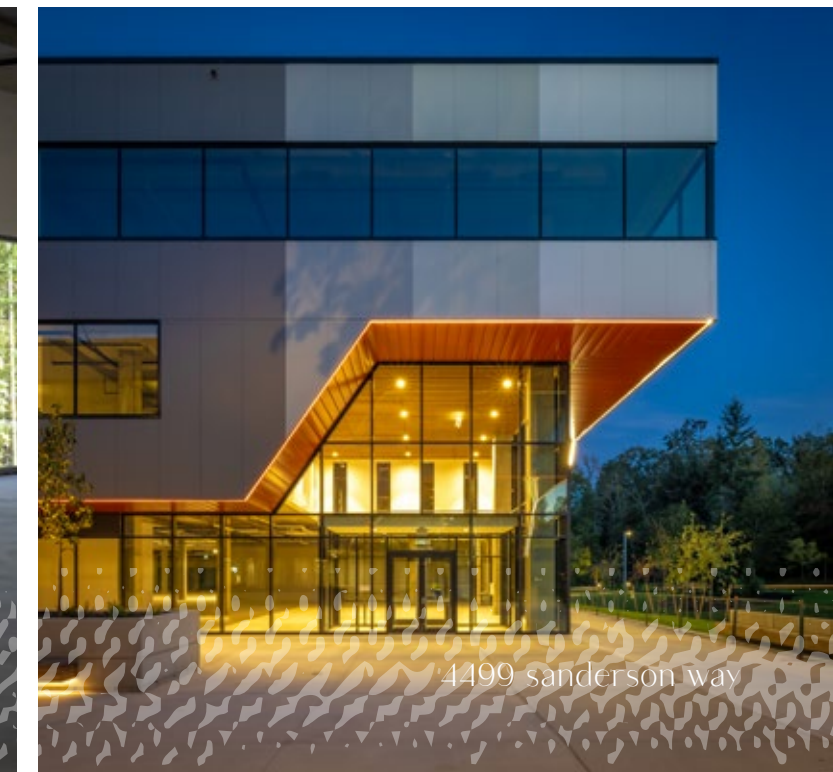
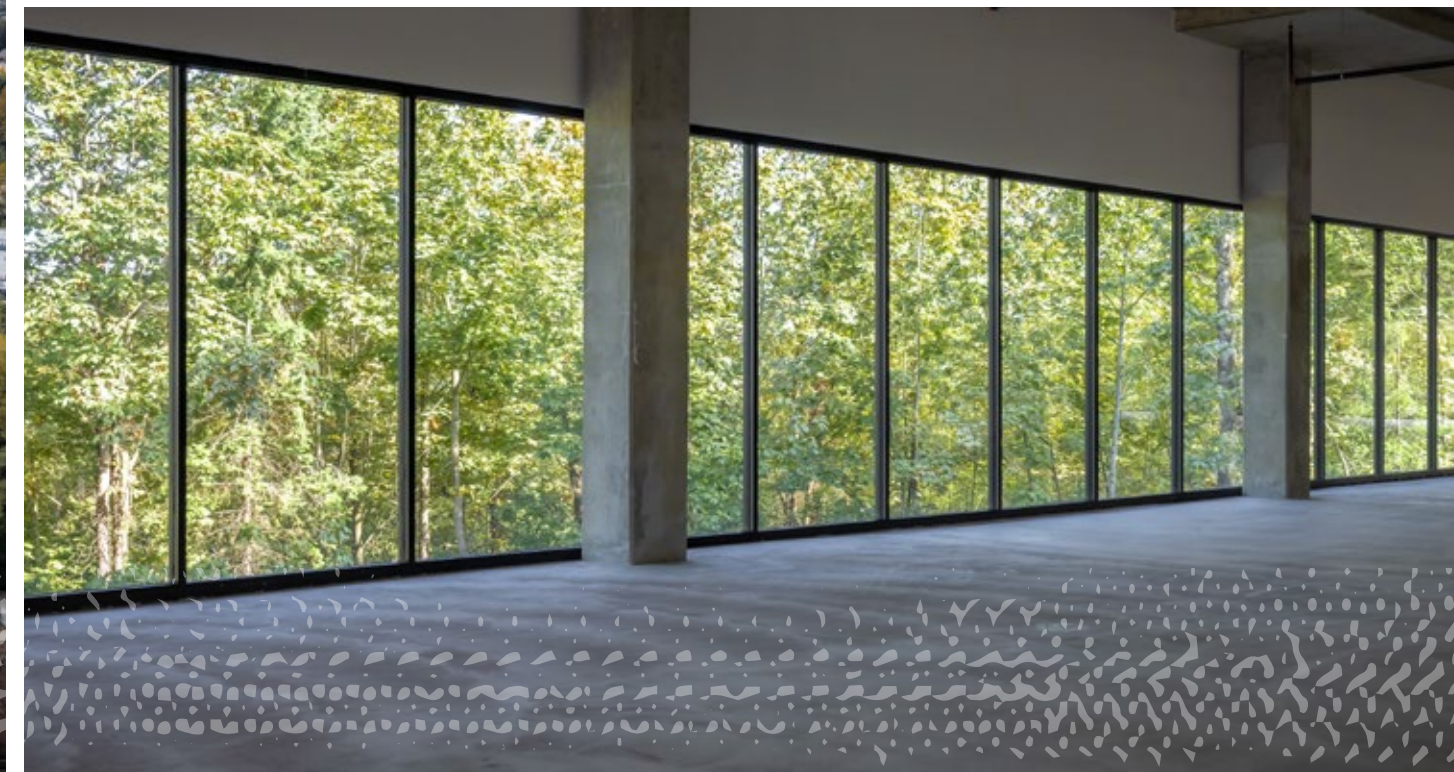
EMPLOYEES WHO ENGAGE IN NATURE-BASED ACTIVITIES

REPORT FEELING 70% MORE RELAXED AND FOCUSED AT WORK²



nature-inspired spaces

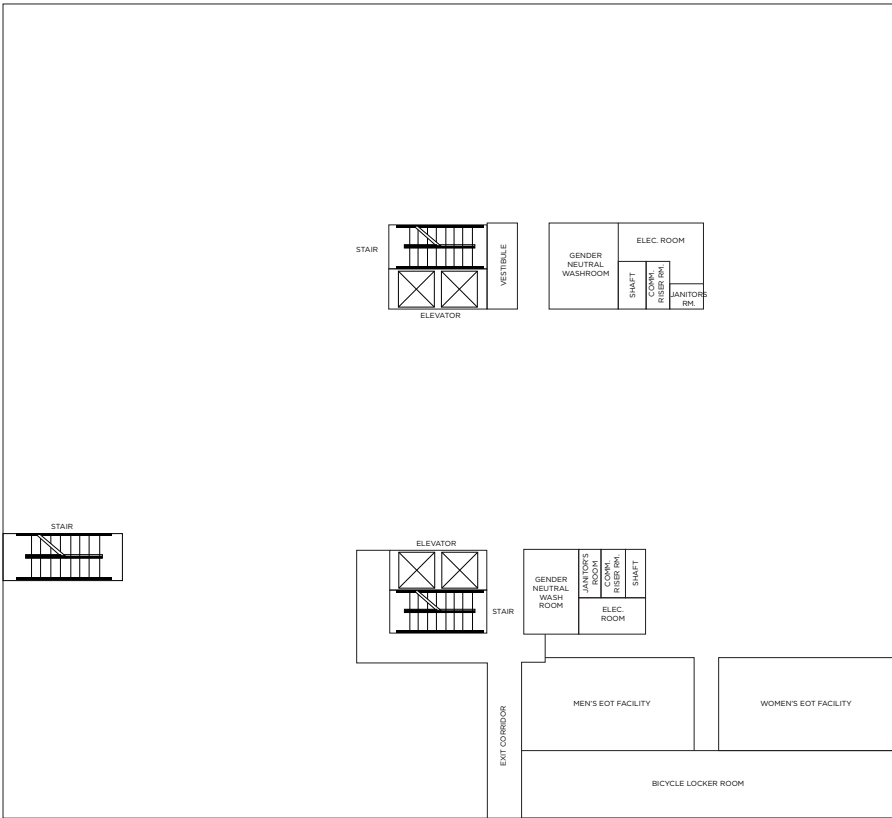
SPENDING JUST 20 MINUTES IN A NATURAL SETTING
CAN INCREASE YOUR CREATIVITY BY UP TO 50%³



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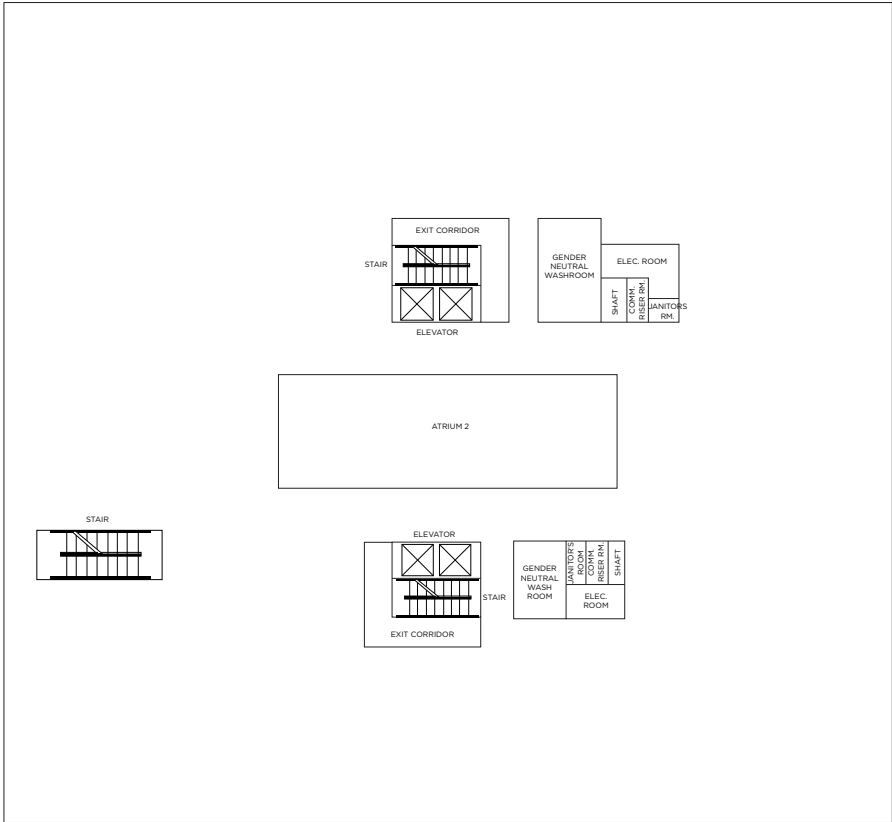
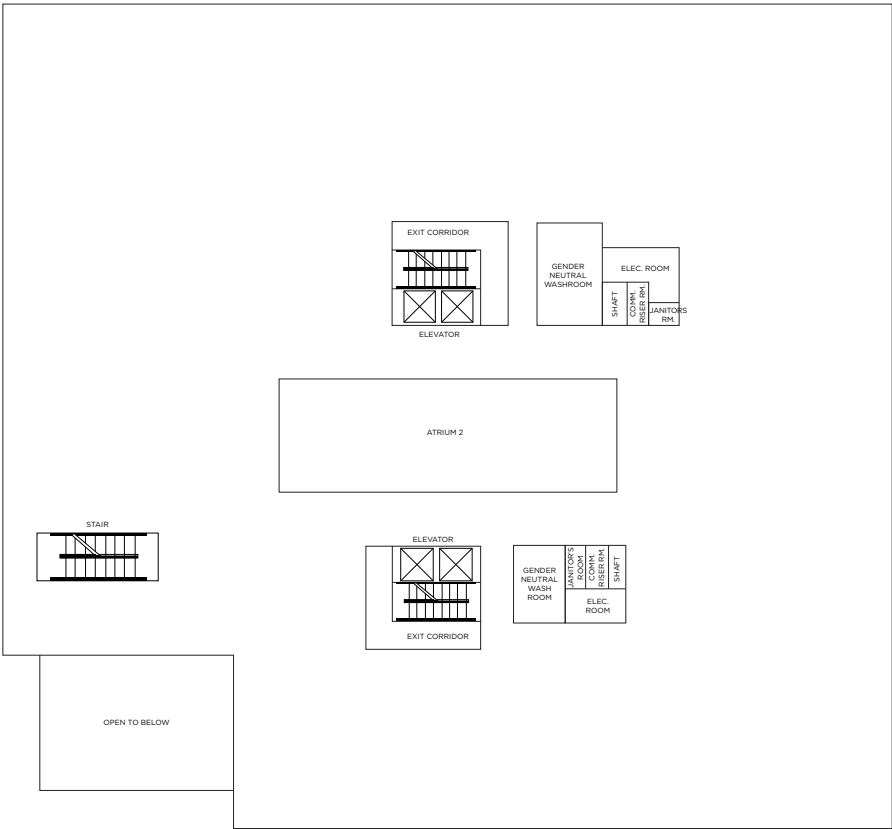
1st floor

40,065 SF



2nd floor

43,573 SF



3rd floor

46,267 SF



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experience Burnaby's great outdoors

As one of the fastest-growing cities in Metro Vancouver, Burnaby combines the convenience of a downtown location within a serene, nature-inspired setting. This unique blend offers businesses access to a diverse and thriving economy, all within the peaceful embrace of lush greenery.



THE AMAZING BRENTWOOD

BOUNDARY ROAD

WILLINGDON AVE

TRANS CANADA HWY

BCIT

BCIT: 4,000+ graduates annually

44
99

LOCATED WITHIN A 5-MINUTE DRIVE:

35+

RESTAURANTS

6+

RETAIL CENTRES

19+

FITNESS CENTRES

7+

HOTELS

OFFICE SPACES WITH NEARBY PARKS CAN FOSTER

A 25% INCREASE IN SOCIAL INTERACTIONS AMONG COWORKERS,

BUILDING STRONGER TEAMS⁴



150+ CITY PARKS

70+ KM OF BIKE ROUTES/TRAILS

11+ DOG PARKS

4+ GOLF COURSES

CITY OF
BURNABY

4499 sanderson way

pathways of opportunity

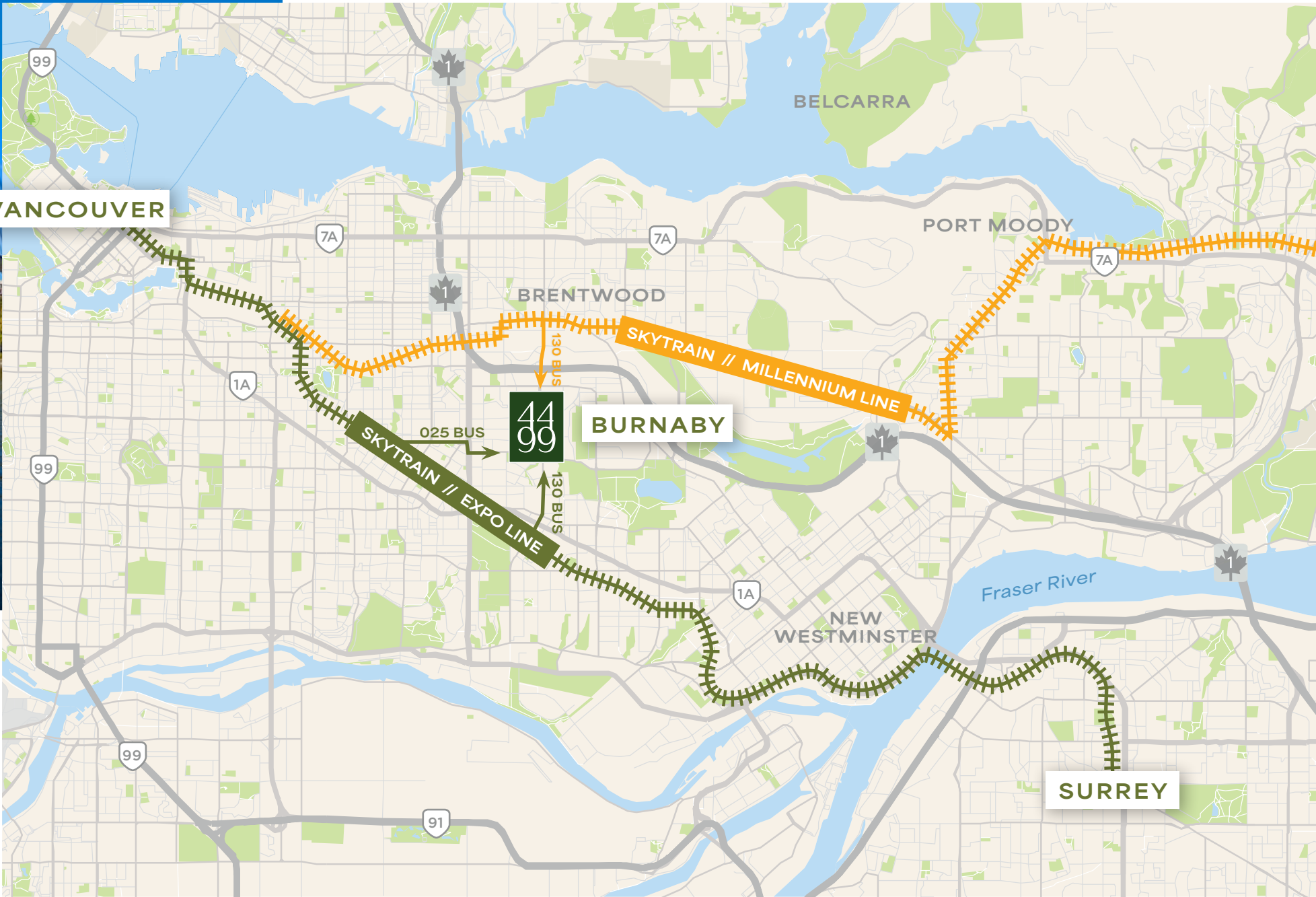
Burnaby is just a short distance from Greater Vancouver’s top neighbourhoods, providing quick and convenient access for both drivers and public transit commuters.

DRIVE TIMES:

- 3 min
BOUNDARY ROAD
- 5 min
TRANS-CANADA HWY
- 5 min
1A KINGSWAY
- 9 min
THE AMAZING BRENTWOOD

PUBLIC TRANSIT TIMES // SKY TRAIN:

- 12 min
METROTOWN SERVICE EVERY 12 MIN
- 14 min
BRENTWOOD TOWN CENTRE SERVICE EVERY 9 MIN
- 17 min
GILMORE SKYTRAIN SERVICE EVERY 10 MIN
- 34 min
DOWNTOWN VANCOUVER SERVICE EVERY 12 MIN
- 37 min
SURREY SERVICE EVERY 9 MIN



TOP COMPANIES WITH LOCAL ROOTS





ROGER LEGGATT

Personal Real Estate Corporation
Executive Vice President
604 640 5882
roger.leggatt@cushwake.com

MAX ZESSEL

Personal Real Estate Corporation
Senior Vice President
604 640 5824
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ROBERT STOKES

Investment | Industrial
Executive Vice President
604 644 1126
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ETHAN REGAN

Associate
Commercial Sales & Leasing
604 902 4649
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