

**AVISON  
YOUNG**

# For Lease

4505-4595 Still Creek Avenue  
Burnaby, BC



40,516 sf freestanding  
warehouse & office facility  
with outstanding exposure  
to Willingdon Avenue in  
North Burnaby

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## 40,516 sf freestanding warehouse & office

4505-4595 Still Creek Avenue  
Burnaby, BC



### Property details

#### BUILDING SIZE

Main floor office	5,250 sf
Mezzanine office	5,250 sf
Warehouse	30,016 sf
<b>Total area</b>	<b>40,516 sf</b>

#### SITE SIZE

2.15 acres

#### PID

002-411-130

#### LEGAL DESCRIPTION

Lot 128 District Lots 70 and 124 Group 1 New  
Westminster District Plan 51872

#### PROPERTY TAXES (2022)

\$170,639.80

#### ZONING

CD - Comprehensive Development

#### AVAILABILITY

July 1, 2023

#### LEASE RATE

\$28.50 psf

#### ADDITIONAL RENT

\$6.88 psf

### Opportunity

Avison Young presents an exclusive opportunity to lease a 40,516 sf freestanding warehouse & office facility with outstanding exposure to Willingdon Avenue in North Burnaby's Brentwood area.

### Key features



Rarely available freestanding opportunity



Excellent corporate exposure and signage opportunities along Willingdon Avenue



850 metres to the Highway 1 (Trans-Canada Highway) entrance



Walkable, amenity-rich area, close to The Amazing Brentwood

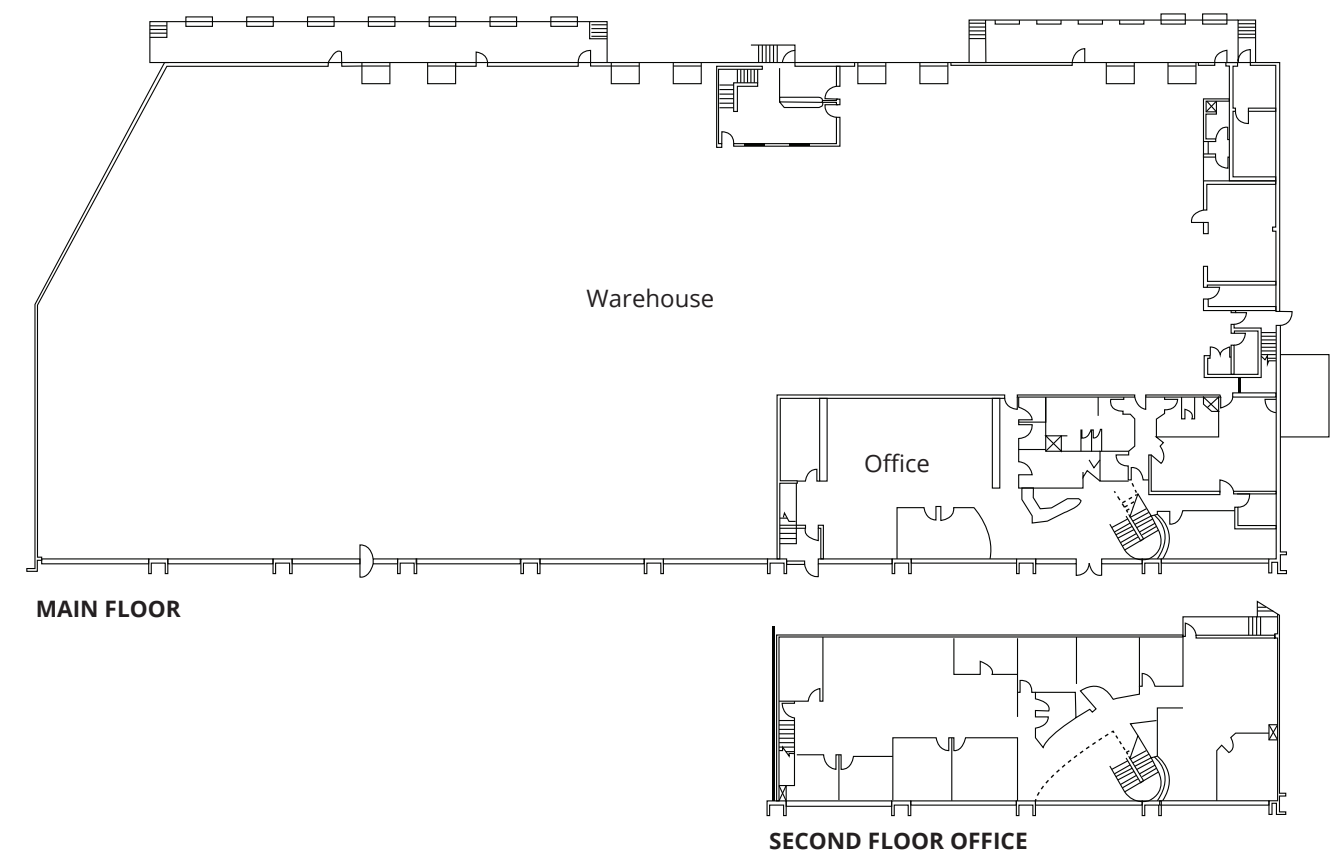
### Warehouse features

- 20' clear ceiling height
- Eight (8) dock level loading doors
- 600 amp, 347/600 volt, 3-phase electrical service
- Ample on-site parking with over 30 parking stalls and additional parking along Still Creek Avenue and Eastbrook Parkway

### Office features

- Ten (10) private offices
- Two (2) boardrooms
- Open office area
- Reception
- Kitchen
- Locker area with showers

### Floorplan





**71**

Excellent  
Transit



**80**

Very  
Bikeable



**69**

Somewhat  
Walkable

## Location

The property boasts excellent exposure and visibility at the northeast corner of Still Creek Avenue and Willingdon Avenue in North Burnaby. With Costco directly across the street and The Amazing Brentwood / Brentwood Town Centre SkyTrain Station just a 10-minute walk away, this prime location offers convenient access to a variety of transit options, restaurants, shops, and services.

Located 850 metres from the Highway 1 (Trans-Canada Highway) entrance and 1,000 metres from Lougheed Highway, occupiers will benefit from easy access to all areas of Metro Vancouver and the Fraser Valley.



**Traffic Counts  
(vehicles per day)**

Willingdon Avenue	25,000
Highway 1	50,000

## Contact us for more information

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**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**  
Platinum member