## High Quality Office/Lab Space Technology Place @ BCIT

FOR LEASE 4475 WAYBURNE DRIVE BURNABY, BC



4475



# LOCATION

Located in the east quadrant of the BCIT campus, with easy access to public transit, the Trans-Canada Highway, Canada Way and Willingdon Avenue. 4475 Wayburne Drive offers rare laboratory/office space.

Discover Productivity, Innovation, and Success in Every Square Foot

#### **OPPORTUNITY**

4475 Wayburne is a mixed use office and lab development that consists of approximately 32,000 SF of rentable area.

#### **BUILDING FEATURES**

- "A" class office facilities
- State-of-the-art lab facilities
- Shared meeting room
- On-site parking
- Security fob access through out the building
- Professionally maintained and managed

### AVAILABILITIES

 Unit 301: 299 SF; Office space available now Unit 302/310: 1,210 SF; Lab space available now Unit 316: 1,629 SF; Lab space available now

#### ASKING RATE: Contact listing agents

#### ADDITIONAL RENT: \$20.63 PSF pa (2025 estimate)











#### LISTING AGENTS:

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