

# LOUGHEED COMMERCE COURT

---

4180 & 4190 LOUGHEED HWY  
BURNABY, BC



PREMIER OFFICE SPACE FOR LEASE

THE LOCATION

Located mid-block between Gilmore and Madison Ave on Lougheed Highway, Commerce Court is in the heart of Brentwood, a highly amenitized, walkable, and transit-oriented hub that is one of the fastest-growing areas in Metro Vancouver. Whether travels are by foot, vehicle, or bicycle, Commerce Court is a commuters paradise being adjacent to Gilmore Skytrain Station, minutes away from Hwy 1 via car, and located on the Central Valley Greenway running from Downtown to New Westminster. The complex's ideal location is immersed by an abundance of amenities, including some of Metro Vancouver's best restaurants, shopping, and many other retail services.



Very Walkable  
71



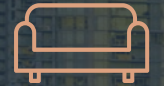
Excellent Transit  
79



Bikeable  
73



# BUILDING FEATURES

|                                                                                                                                        |                                                                                                                |                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <br>Property management<br>and cleaning staff on site | <br>24/7 card access          | <br>Bike storage |
| <br>Common tenant<br>amenity room                     | <br>End of trip<br>facilities | <br>1 : 500 SF   |



# THE BUILDING

Commerce Court is proudly owned and managed by the award-winning Onni Group and, in recent years, has received extensive investment such as enhancing the exterior façade, renovating common areas including the elevator cabs, and bolstering the amenity offering within the complex. The office floors at 4180 & 4190 Lougheed feature very efficient column placement, maximizing available space and allowing for fully customizable office layouts.





LEASING AVAILABILITIES

| SUITE | SIZE              | AVAILABILITY           | COMMENTS                                        |
|-------|-------------------|------------------------|-------------------------------------------------|
| 103   | 2,094 s.f.        | Immediately            | Recently improved.                              |
| 306   | 1,151 s.f.        | February 1, 2026       | Future landlord show suite.                     |
| 400   | 8,000-16,166 s.f. | Immediately            | Turn key condition. Demising options available. |
| 501   | 1,906 s.f.        | Contact listing agents | Turn key condition.                             |

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2025): \$13.83 psf/pa



For more information contact:

**Mark Trepp\***

Executive Vice President  
+1 604 998 6035  
mark.trepp@jll.com

**Cam Bertsch**

Senior Associate  
+ 1 604 998 6053  
cam.bertsch@jll.com

