



SPERLING PLAZA

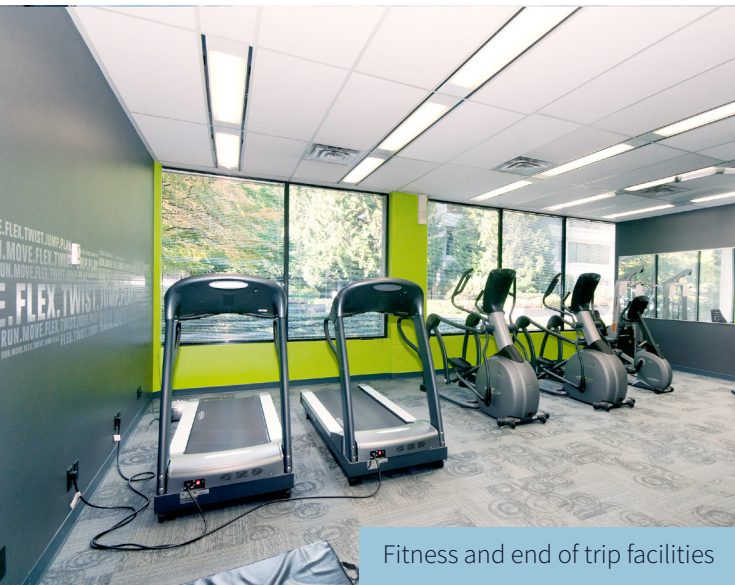
6400 & 6450
Roberts Street,
Burnaby, BC

Office space for lease

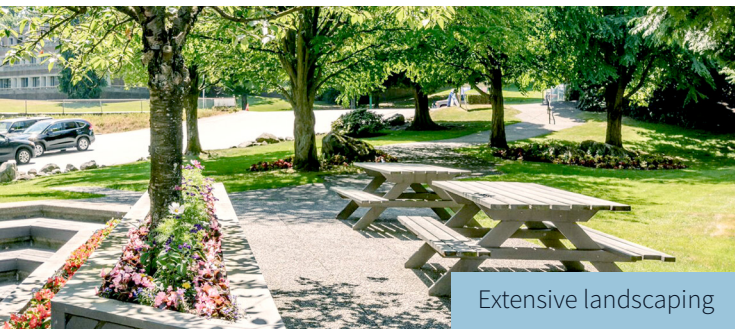




Fully renovated common areas



Fitness and end of trip facilities



Extensive landscaping

Sperling Plaza 1

6400 Roberts Street

Suite	Size	Comments
204	2,466 s.f.	Available September 1, 2024. Improved with reception, perimeter offices and open plan. Can be combined with Suites 205 and 250 for a total of 6,342 s.f.
205	2,260 s.f.	Available September 1, 2024. Improved with reception, 2 boardrooms, 6 private offices, storage and kitchen. Can be combined with Suites 204 and 250 for a total of 6,342 s.f.
492	3,008 s.f.	Available May 1, 2024. Corner unit with good mountain views. Improved with boardroom, kitchen, and open plan.

Sperling Plaza 2

6450 Roberts Street

Suite	Size	Comments
190	1,125 s.f.	Improved with reception, 2 offices, kitchen and open plan. Available March 1, 2024.
200	6,653 s.f.	Improved with reception, boardroom, meeting room, kitchen, 11 exterior offices, 4 interior offices, server and open plan. Furniture available. Available on 30 days notice.

Newly upgraded common amenities

- On site café
- Upgraded fitness facility
- End of trip facilities
- Secure bicycle storage
- Abundance of on-site and street parking
- Extensive landscaping and outdoor seating
- Daily shuttle bus service to Holdom SkyTrain Station
- Fully renovated common areas and lobbies
- Quality on-site management

Details

Asking Rate: Please contact listing agents

Additional Rent: \$15.43 psf/pa (2024 estimate)

Parking: 1 stall per 500 s.f. leased
\$65 random and \$95 reserved

Term: Negotiable



Panoramic views



Campus style office complex



Representing the best value in Burnaby, Sperling Plaza is centrally located and immediately adjacent to Highway One, via the Canada Way Interchange. Sperling Plaza's strategic location offers fast and convenient access to all municipalities in Metro Vancouver.

An amenity rich environment, Sperling Plaza is a campus style office development that features extensive landscaping and shared green space, a newly upgraded fitness facility with end of trip facilities and a quality on-site café. Tenants of Sperling Plaza also enjoy a complimentary shuttle bus service that connects tenants of the plaza to the Holdom SkyTrain station during peak hours.

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