



3920 Norland Avenue
Burnaby, BC

Building

This conveniently located suburban office property offers a variety of configurations.

Location

Located at Sprott and Ledger in the Deer Lake area of Burnaby. This location is very close to Burnaby City Hall and 8 Rinks. The Freeway and Canada Way are accessible for East-West movement and Kensington for North-South.

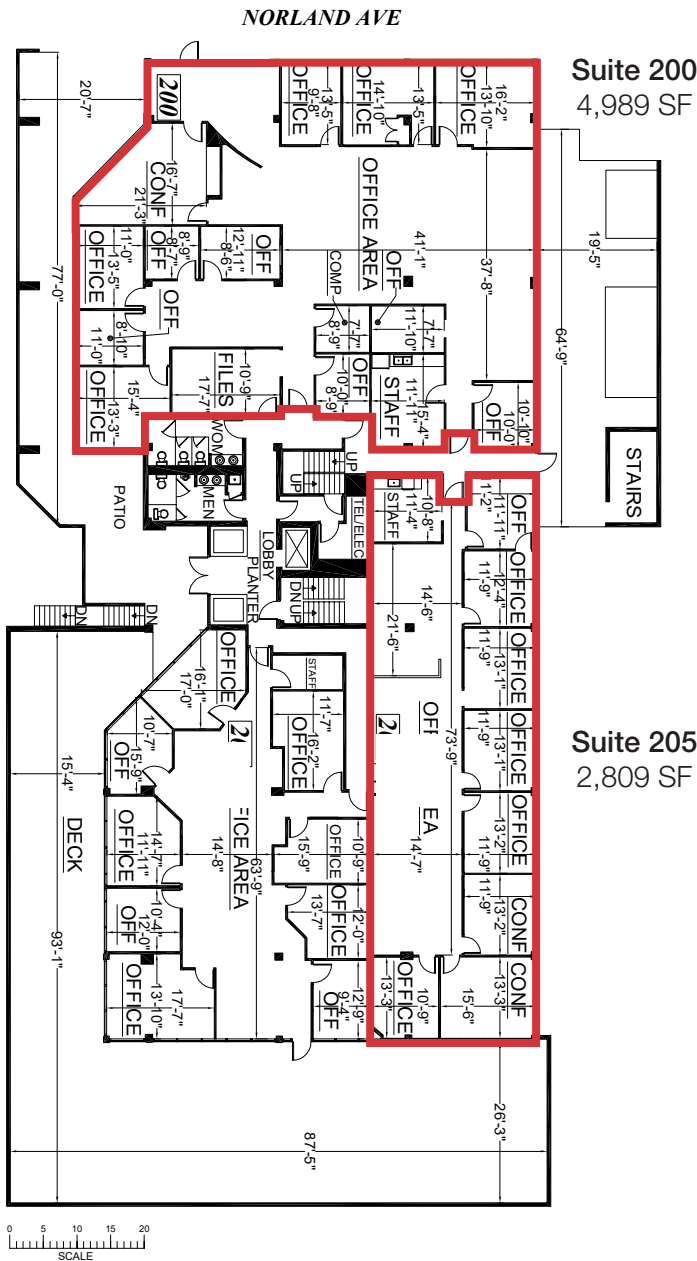
Brian Mackenzie

Vice President, Leasing & Sales
604 691 6618
bmackenzie@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

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Floor Plans



Property Summary

Available Suites

Suite #	Size
200	4,989 SF
205	2,809 SF

Base Rent

\$15.00/SF per annum

Op Cost & Property Taxes (2023)

Currently estimated at \$15.03/SF per annum - Includes utilities and janitorial

Date Available

August 1, 2024

Parking

One stall per 500 SF leased at \$65 per stall per month plus taxes

Storage

Storage lockers are available in the building at a small charge

Professionally Managed

Martello Property Services Inc. manages 3920 Norland Avenue





BRENTWOOD

COSTCO
WHOLESALE

TRANS-CANADA HWY



HOLDOM

CANADA WAY

**BC GENERAL
EMPLOYEES' UNION**

**3920
NORLAND**

CARIBOO BREWING

NORLAND AVE

8 RINKS

BURNABY CITY HALL

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