



FOR LEASE

4445 Lougheed Hwy
Burnaby, BC



PRIME LOCATION IN THE HEART OF BRENTWOOD

Located in a rapidly developing urban center, Commerce @ Citi offers convenient access to several key transportation hubs and corridors and is easily accessible by car, bike, and public transportation. The building has plenty of natural light and amazing views. Numerous cafes and restaurants in the area and walking distance from The Amazing Brentwood.

With close proximity to the Brentwood Skytrain station which travels to Downtown Vancouver and the Tri-Cities, as well as immediate access to Lougheed Highway, Highway 1, and Willingdon Ave, it is in an easy location for both employees and customers to reach. The local area has much to offer in the way of restaurants and amenities and the area is amidst a wave of intense development and densification.

AVAILABLE SPACE

Suite	Area	Type	Availability
320	2,500 SF	Office	Immediately
402	2,710 SF	Office	Immediately
501	9,268 SF	Office	April 1, 2025
1200	6,715 SF	Office	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST &
TAXES (2024)

\$ 17.30 / SF

PARKING RATE

Random: \$95/mo + applicable taxes
Reserved: \$135/mo + applicable taxes
Parking Ratio: 1:500sf
275 Parking Stalls

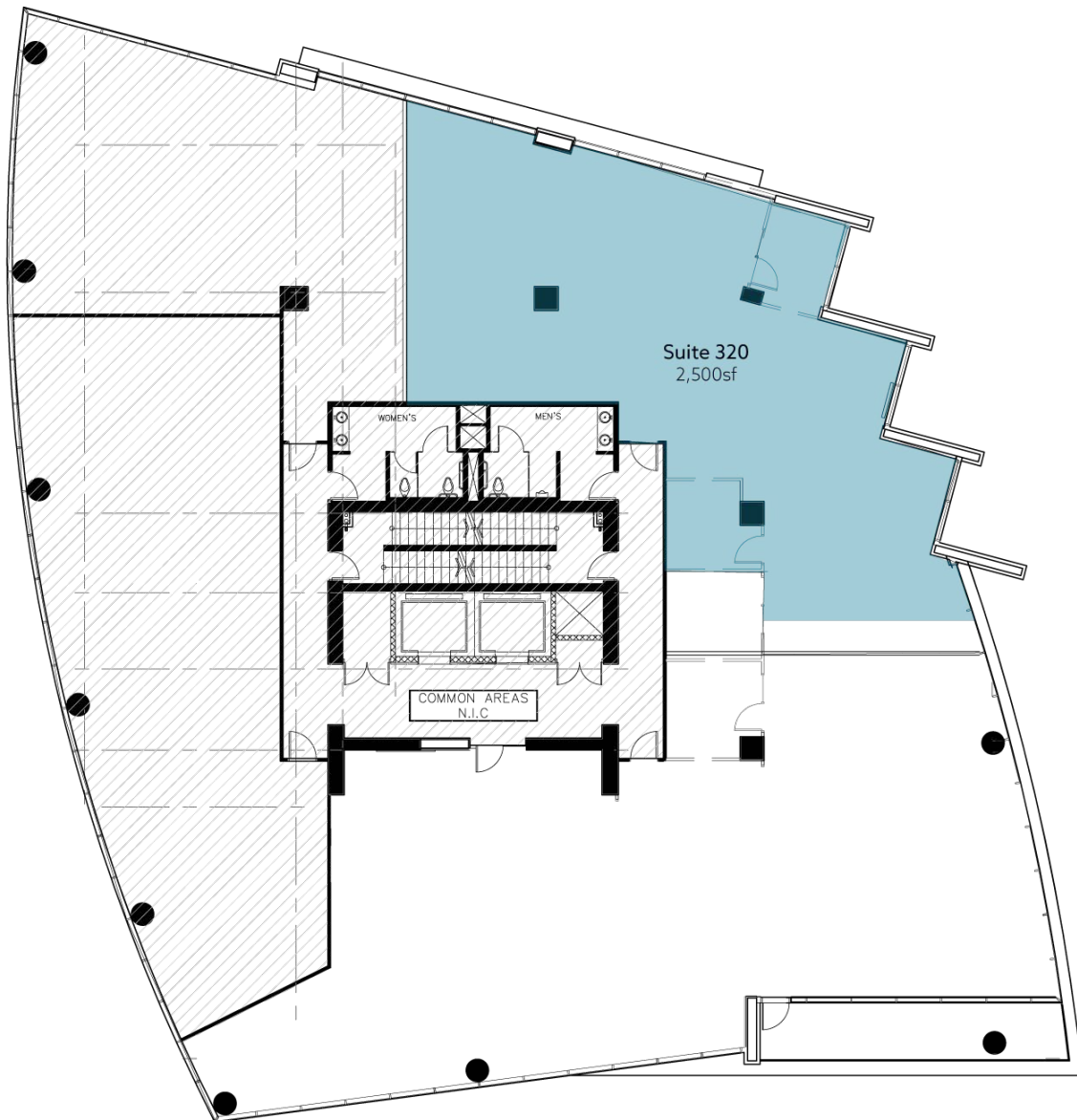


#320 - 4445 Lougheed Hwy., Burnaby

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 2,500sf | Available Immediately

Large open work area, spacious lunchroom with patio, several private offices and large boardroom.
Prime elevator exposure.



Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



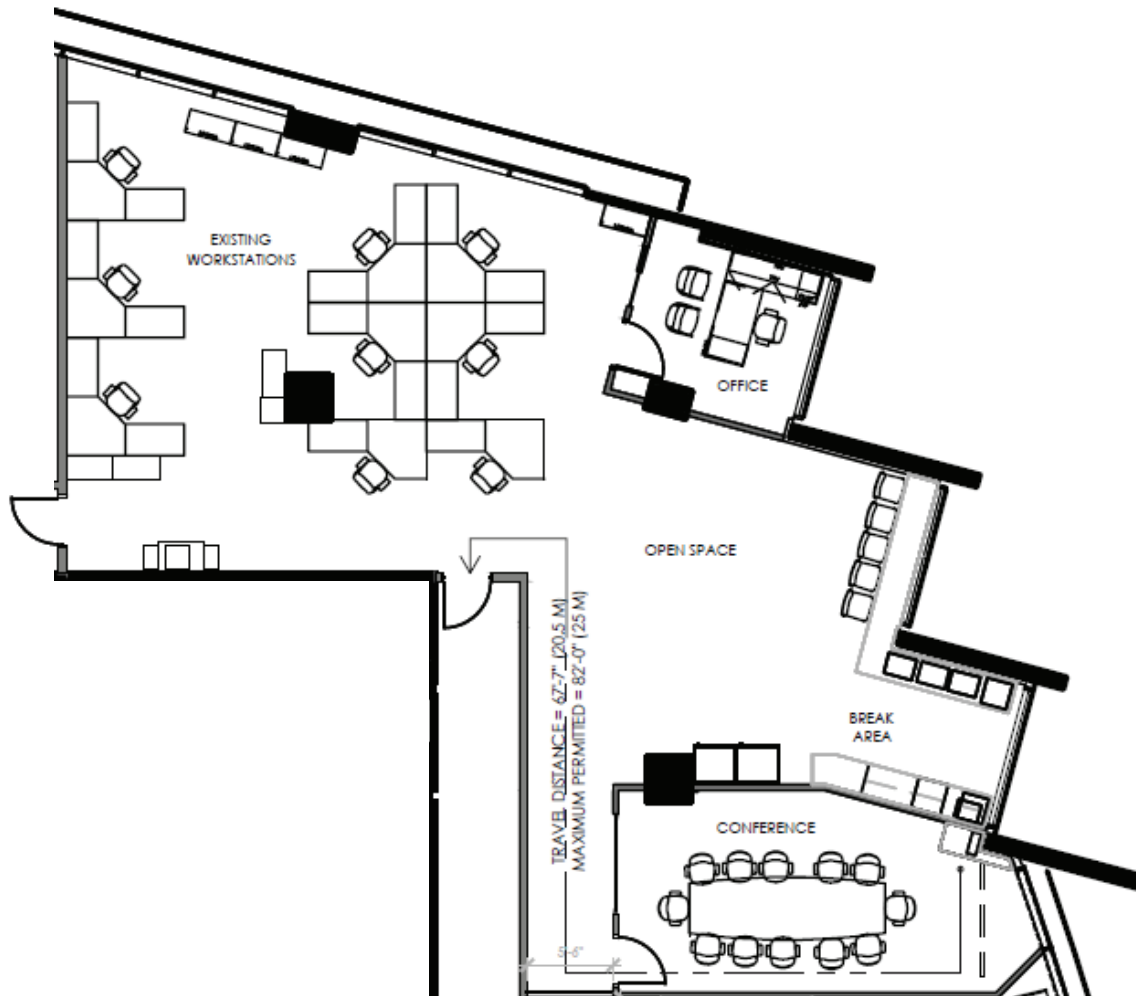
WARRINGTON PCI
MANAGEMENT

#402 - 4445 Lougheed Hwy., Burnaby

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 2,710sf | Available Immediately

Primarily open plan with one office, large meeting room and kitchen/breakroom.



Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



WARRINGTON PCI
MANAGEMENT

#501 - 4445 Lougheed Hwy., Burnaby

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 9,268sf | Available: April 1, 2025

Built with high-quality finishes, the premises includes a large reception area, kitchen with two breakrooms, three spacious conference rooms, several offices, an open area, and ample storage.



Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



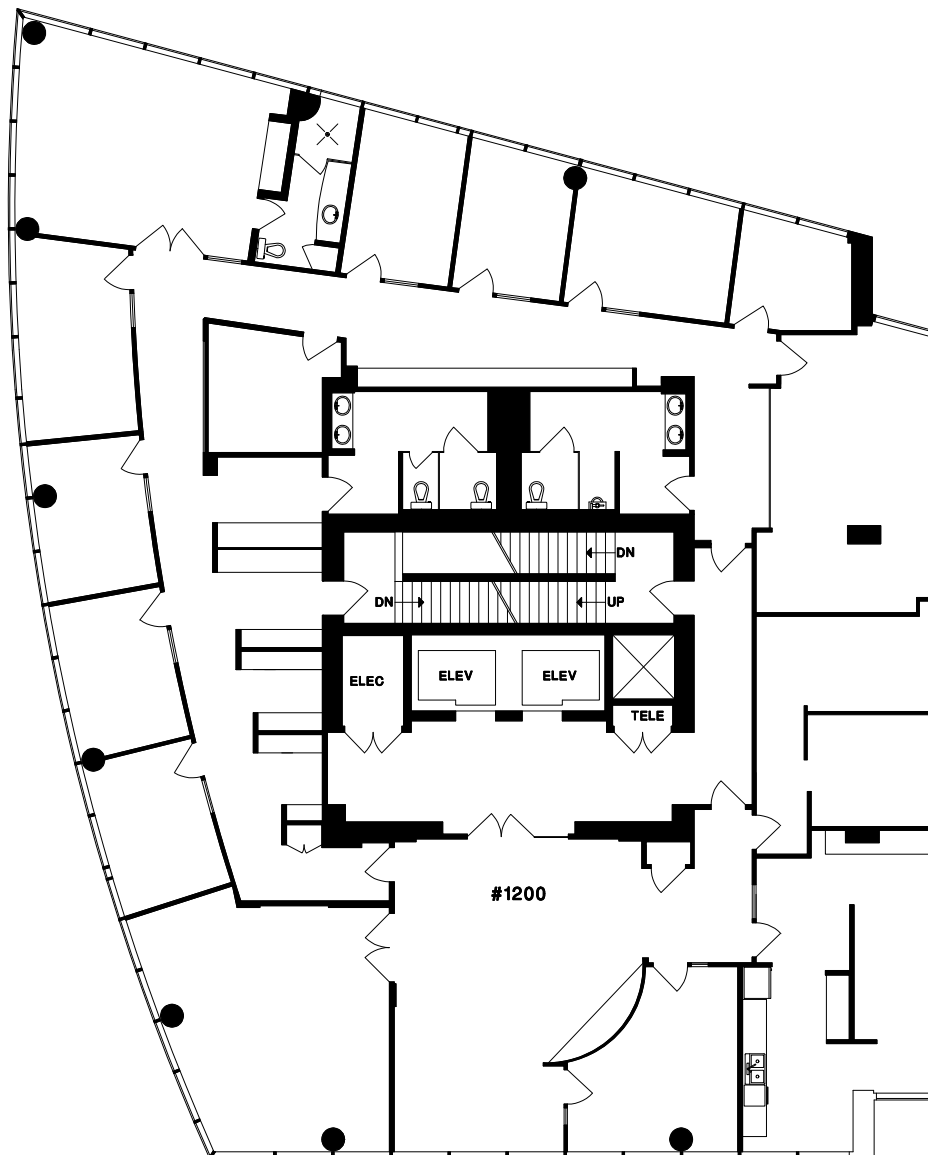
WARRINGTON PCI
MANAGEMENT

#1200 - 4445 Lougheed Hwy., Burnaby

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 6,715sf | Available Immediately

Full floor penthouse with perimeter offices, 1 executive office with a private washroom including a shower, large boardroom, spacious reception area, room for storage, and kitchen. Stunning 360° views of the Brentwood neighbourhood.



Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

E. & O.E: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



WARRINGTON PCI
MANAGEMENT

BUILDING AMENITIES

Class A office building in the heart of Burnaby with 23,600 sf of retail space, including a HSBC, Pharmasave, dental office, medical office, nail salon, Brown's Social House, Korean BBQ, and Vietnamese restaurant. Ample underground parking for employees and patrons. The building offers a bike lock-up area and seperate men's and women's shower facilities with lockers.

- 12-floor office building
- 11,000 average floor area
- Built in 2010 and recently renovated
- 1 to 500sf parking ratio
- 2 passenger elevators
- 275 parking stalls
- 4 loading bays adjacent to service doors



Underground
Parking



Fibre
Internet & Wi-Fi



Dock-Level
Loading Doors



Card Access
Security



Walk Score

77



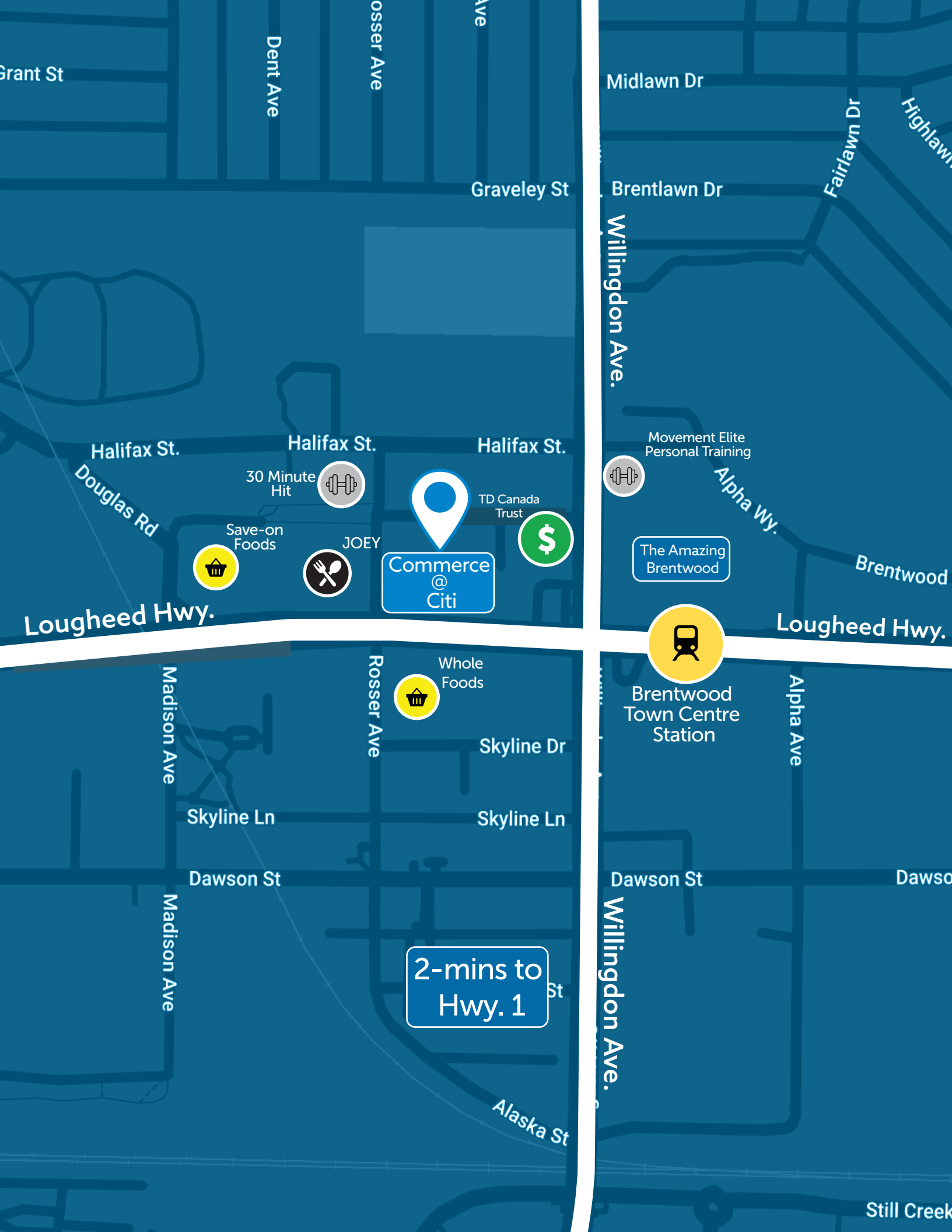
Bike Score

76



Transit Score

77



Grant St

Dent Ave

Rosser Ave

Ave

Graveley St

Midlawn Dr

Brentlawn Dr

Fairlawn Dr

Highlawn Dr

Willingdon Ave.

Movement Elite
Personal Training

Alpha Wy.

Brentwood

Lougheed Hwy.

Brentwood
Town Centre
Station

Alpha Ave

Dawson St

Dawson St

Willingdon Ave.

2-mins to
Hwy. 1

Alaska St

Still Creek

Halifax St.

Halifax St.

Halifax St.

30 Minute
Hit

Save-on
Foods

JOEY

TD Canada
Trust

Commerce
@
Citi

The Amazing
Brentwood

Lougheed Hwy.

Madison Ave

Rosser Ave

Whole
Foods

Skyline Dr

Skyline Ln

Skyline Ln

Dawson St

Madison Ave



WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

Lindsay Knowles

778.875.2946

lknowles@warringtonpci.com

Visit our website for more information and leasing opportunities.

