

NEW - FOR LEASE

WINSTON HEIGHTS BUSINESS PARK

OFFICE /SHOWROOM/WHOLESALE/WAREHOUSE

3625 BRIGHTON AVENUE, BURNABY, BC



NEW MODERN ENVIRONMENTALLY RESPONSIBLE

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FOR LEASE – WINSTON HEIGHTS BUSINESS PARK

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THE CENTRE OF METRO VANCOUVER



THE LOCATION

Winston Heights Business Park, primely located in North Burnaby, is an architecturally designed small bay Office/Showroom/Warehouse complex providing the utmost quality to meet the stringent requirements of todays successful Business.

THE OPPORTUNITY

Located in the center of Metro Vancouver in the heart of the rapidly expanding multi-purpose Residential, Commercial, Retail and Industrial districts of North Burnaby, **Winston Heights Business Park** enjoys quick and easy access to all major business points in the Lower Mainland via the Lougheed Highway, the Trans- Canada Highway and the Production Way Sky Train Station in Lake City.

THE PROJECT

WH Projects Development Team, in conjunction with **Interface Architecture**, has drawn on their combined 100 years of Real Estate experience to create this fantastic opportunity for successful companies to Lease their own place of business at an affordable Lease rate.

THE AMENITIES – within 5 minutes of driving time either East or West via the Lougheed Highway

RESTAURANTS

- Earls
- Cactus Club
- The Keg
- Starbucks
- Joeys
- Tables
- Japanese & Asian cuisine
- ... plus more

BANKS

- BMO
- RBC
- TD Canada Trust
- Scotia Bank
- CIBC
- VanCity
- Gulf & Fraser
- National bank

RETAIL

- Costco
- Whole Foods
- London Drugs
- Sporting Life
- Telus
- Rogers
- BC Liquor Store
- Save on Foods

RETAIL

- Walmart
- Home Depot
- Canadian Tire
- Medical clinics
- Dental clinics
- Cineplex
- Fitness gyms
- Yoga Studios

FOR LEASE – WINSTON HEIGHTS BUSINESS PARK

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PARKING – Including overhead loading door

- Building 1: Approximately seven (7) stalls per unit or one (1) stall per 700 sq. ft.
- Building 2: Approximately four (4) stalls per unit or one (1) stall per 700 sq. ft.
- Building 3: Approximately four (4) stalls per unit or one (1) stall per 700 sq. ft.
- Building 4: Approximately three (3) stalls per unit or one (1) stall per 700 sq. ft.
- Building 5: Approximately three (3) stalls per unit or one (1) stall per 700 sq. ft.

FEATURES

- ✓ Nicely finished second floor offices with two private offices and open work areas
- ✓ Excellent LED Lighting
- ✓ T-Bar Ceiling and Carpeting
- ✓ Two fully finished washrooms
- ✓ Coffee bar and sink
- ✓ 10' to 21' ceiling heights in warehouse area
- ✓ 100 amp, 120/208 volt, 3 phase electrical service. Building 1 has 200 amp
- ✓ One grade level loading per bay
- ✓ Insulated exterior concrete walls
- ✓ HVAC available as an upgrade

ZONING

M2 - Office/Wholesale/Warehouse

OPERATING COSTS

Estimated at \$3.66 per sq. ft. per year including management fee

PROPERTY TAXES

Estimated at \$6.10 per sq. ft. per year

LEASE RATES

See attached Pricing Sheet

SITE PLAN

UNIT SQ. FT. & LEASE RATES – SEE ATTACHED PRICING SHEET



BRIGHTON AVENUE

PRICING SHEET – TRIPLE NET
WINSTON HEIGHTS BUSINESS PARK
3625 Brighton Avenue, Burnaby, BC

Building 100 - Available December 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER YEAR	LEASE RATE PER MONTH
110*	3,000	1,330	4,330	\$24.00	\$8,660.00
120*	3,726	1,718	5,444	\$24.00	\$10,888.00

Building 200- Available December 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER YEAR	LEASE RATE PER MONTH
210*	2,454	1,097	3,551	\$24.00	\$7,102.00
220	1,722	861	2,583	\$24.00	\$5,166.00
230	1,722	861	2,583	\$24.00	\$5,166.00
240	1,708	848	2,556	\$24.00	\$5,112.00
250	1,708	848	2,556	\$24.00	\$5,112.00
260	1,722	861	2,583	\$24.00	\$5,166.00
270	1,722	861	2,583	\$24.00	\$5,166.00

Building 300- Available October 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER YEAR	LEASE RATE PER MONTH
310*	2,925	1,320	4,245	\$24.00	\$8,490.00
315	1,890	861	2,751	\$24.00	\$5,502.00
320	1,876	848	2,724	\$24.00	\$5,448.00
325	1,876	848	2,724	\$24.00	\$5,448.00
330	1,890	861	2,751	\$24.00	\$5,502.00
335	1,890	861	2,751	\$24.00	\$5,502.00
340	1,876	848	2,724	\$24.00	\$5,448.00
345	1,876	848	2,724	\$24.00	\$5,448.00
350	1,890	861	2,751	\$24.00	\$5,502.00
355	1,890	861	2,751	\$24.00	\$5,502.00

*Includes air-conditioned office area

Building 400 – Available October 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER YEAR	LEASE RATE PER MONTH
410*	1,652	912	2,564	\$24.00	\$5,128.00
415	1,367	742	2,109	\$24.00	\$4,218.00
420	1,367	742	2,109	\$24.00	\$4,218.00
425	1,367	742	2,109	\$24.00	\$4,218.00
430	1,367	742	2,109	\$24.00	\$4,218.00
435	1,367	742	2,109	\$24.00	\$4,218.00
440	1,367	742	2,109	\$24.00	\$4,218.00
445	1,367	742	2,109	\$24.00	\$4,218.00
450	1,367	742	2,109	\$24.00	\$4,218.00
455	1,367	742	2,109	\$24.00	\$4,218.00
460	1,421	771	2,192	\$24.00	\$4,384.00

Building 500 – Available October 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE TRIPLE NET	LEASE RATE PER MONTH
510*	1,567	690	2,257	\$24.00	\$4,514.00
515	1,367	742	2,109	\$24.00	\$4,218.00
520	1,367	742	2,109	\$24.00	\$4,218.00
525	1,367	742	2,109	\$24.00	\$4,218.00
530	1,367	742	2,109	\$24.00	\$4,218.00
535	1,367	742	2,109	\$24.00	\$4,218.00
540	1,367	742	2,109	\$24.00	\$4,218.00
545	1,367	742	2,109	\$24.00	\$4,218.00
550	1,367	742	2,109	\$24.00	\$4,218.00
555	1,367	742	2,109	\$24.00	\$4,218.00
560	1,367	742	2,109	\$24.00	\$4,218.00
565	1,421	771	2,192	\$24.00	\$4,384.00

*Includes air-conditioned office area