

**AVISON
YOUNG**

For Sublease

Lougheed Commerce Court II
4190 Lougheed Highway, Burnaby, BC



SUITE 410

3,597 sf of newly renovated office space with open ceilings and ample natural light in Burnaby's Brentwood district

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Office space for sublease

Lougheed Commerce Court II
4190 Lougheed Highway, Burnaby, BC

PROPERTY DETAILS

SUITE 410

3,597 sf

AVAILABLE

30 days' notice

SUBLEASE EXPIRY

March 30, 2027

NET RENT

Please contact listing agents

ADDITIONAL RENT

\$14.86 psf (2026 est.)

LOCATION

4190 Lougheed Highway is located in the heart of Burnaby's rapidly growing Brentwood district. The property offers excellent regional accessibility, just steps from Gilmore SkyTrain Station on the Millennium Line and minutes from Highway 1. Surrounded by the shops, restaurants and services of The Amazing Brentwood, the location provides a highly amenitized, transit-oriented office environment within one of Metro Vancouver's premier mixed-use communities.

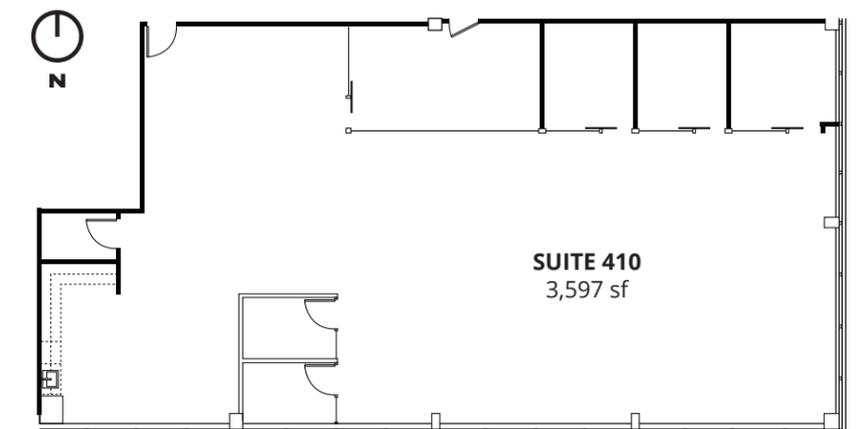
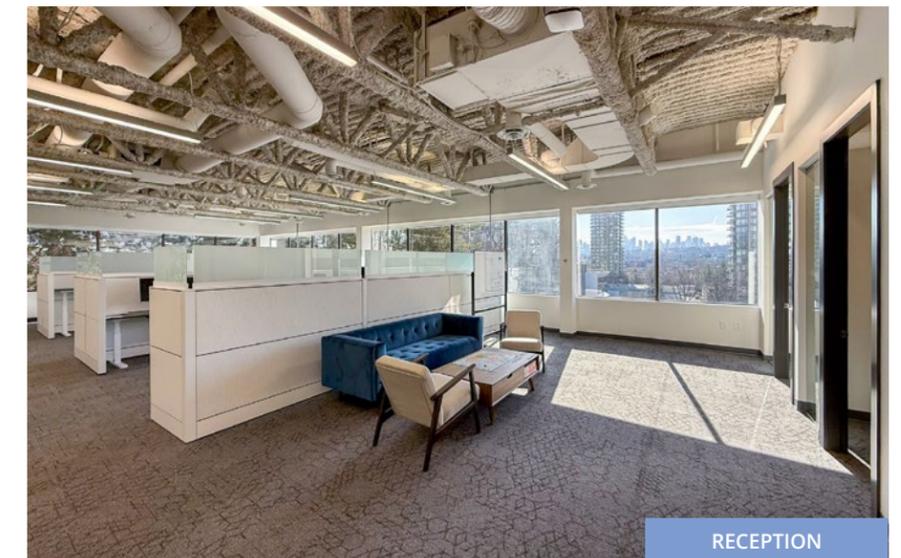
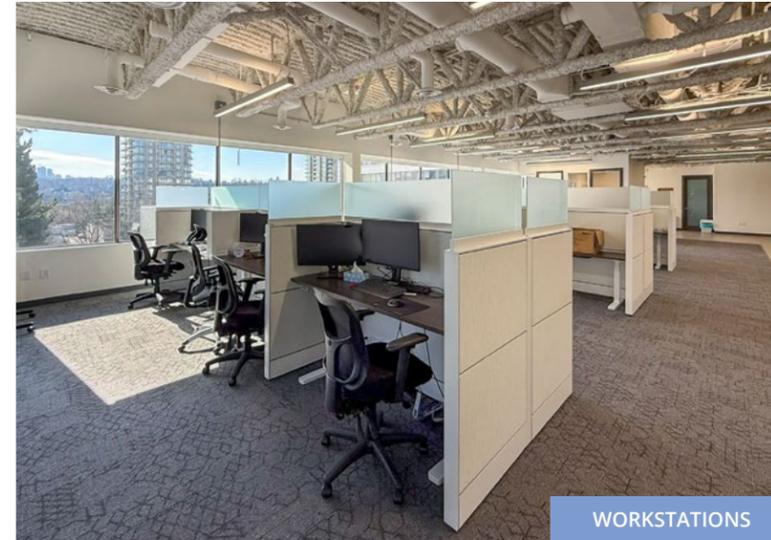


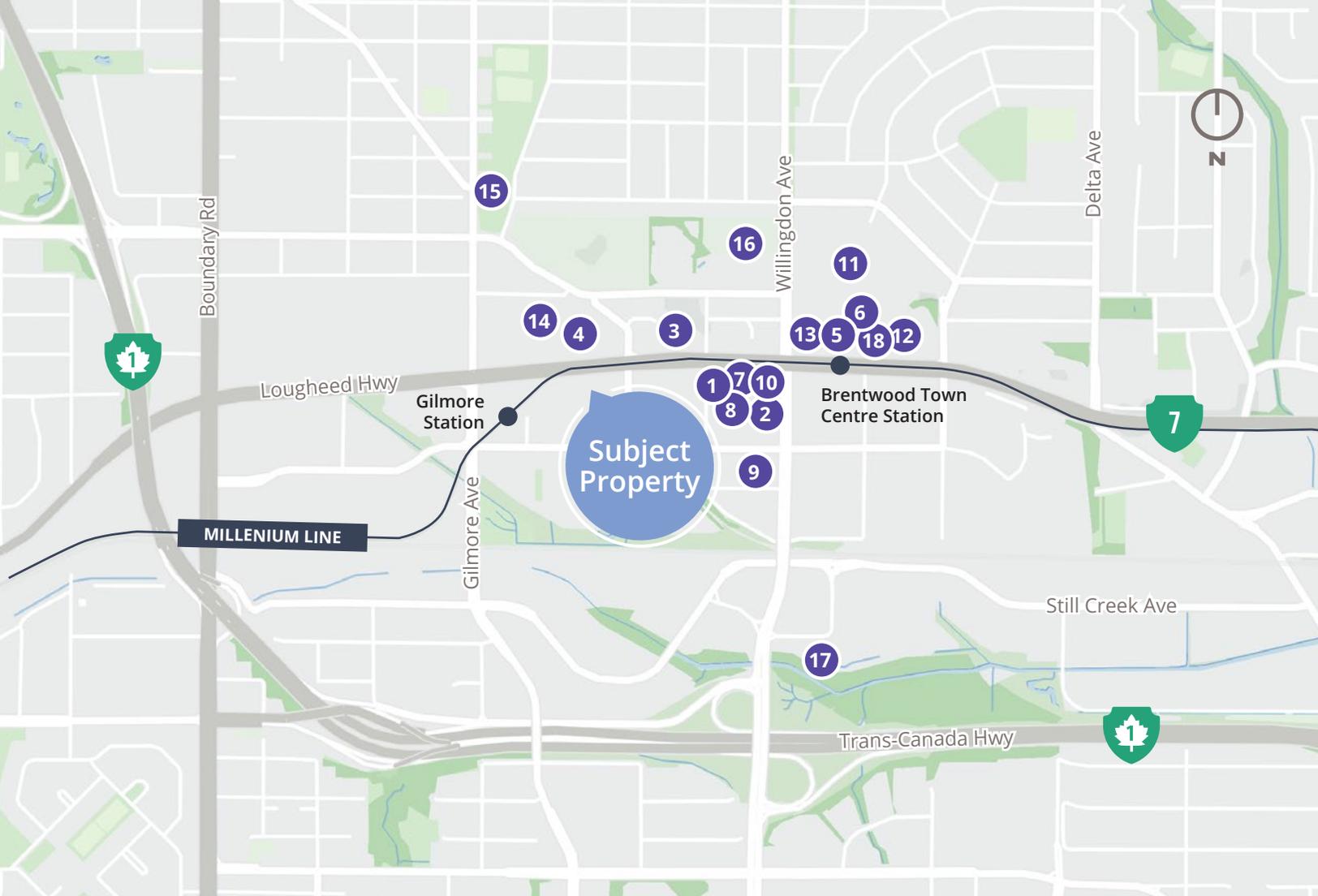
PROPERTY HIGHLIGHTS

-  Prime location in the heart of the Brentwood district
-  Proximity to Gilmore SkyTrain station
-  Minutes from Highway 1
-  Newly refreshed lobby
-  Tenant lounge with kitchen and games
-  Across the street from Club 16 Fitness
-  Ample parking

SUITE HIGHLIGHTS

-  Three (3) medium offices
-  Two (2) small offices/call rooms
-  One (1) boardroom
-  Reception
-  Kitchen
-  Server room/storage
-  15 workstations with room for more if desired
-  Furniture available





Nearby amenities

- | | | |
|-------------------------|---|--|
| 1. Whole Foods Market | 7. Shoppers Drug Mart | 13. RBC Royal Bank |
| 2. BCLIQUOR Solo | 8. Starbucks | 14. Club16 Trevor Linden Fitness |
| 3. JOEY Burnaby | 9. F45 Training Burnaby West | 15. Willingdon Heights Dog Park |
| 4. Cactus Club Cafe | 10. Trinity Physiotherapy, Sport and Wellness | 16. Beth Israel Memorial Park |
| 5. Starbucks | 11. The Amazing Brentwood | 17. The Keg Steakhouse + Bar - Burnaby |
| 6. Earl's Kitchen + Bar | 12. Scotiabank | 18. OEB Breakfast Co. |

Contact for more information

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