



Units 200 & 205 - 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.

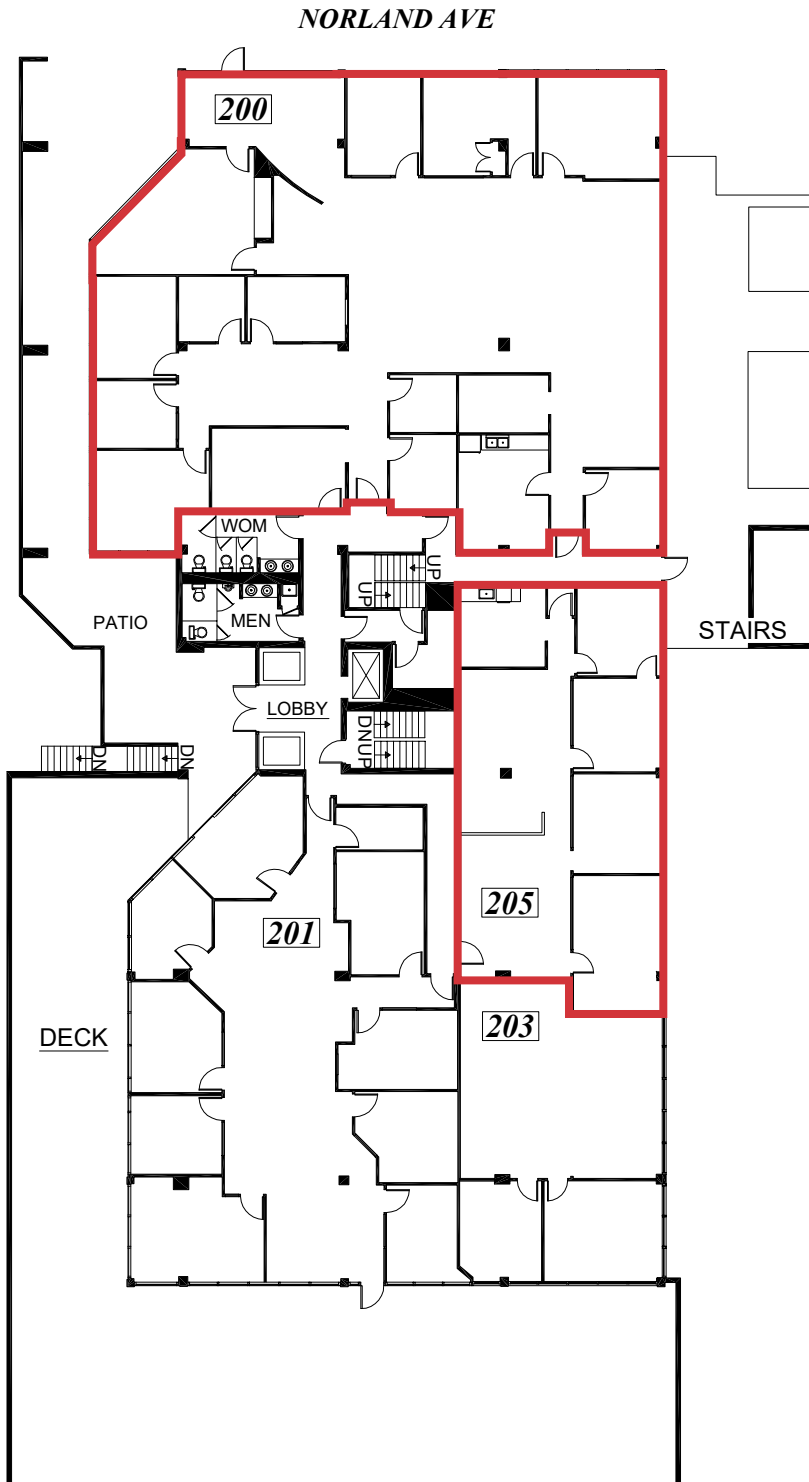
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Units 200, 203 & 205 3920 Norland Avenue Burnaby, BC

Floor Plan



Property Summary

Size

Unit	Size
200	4,989 SF
205	1,474 SF

Base Rent

\$17.00/SF per annum

Operating Cost & Property Taxes (2025)

Currently estimated at \$14.84/SF per annum - Includes utilities and janitorial

Date Available

Immediate

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

Improvements

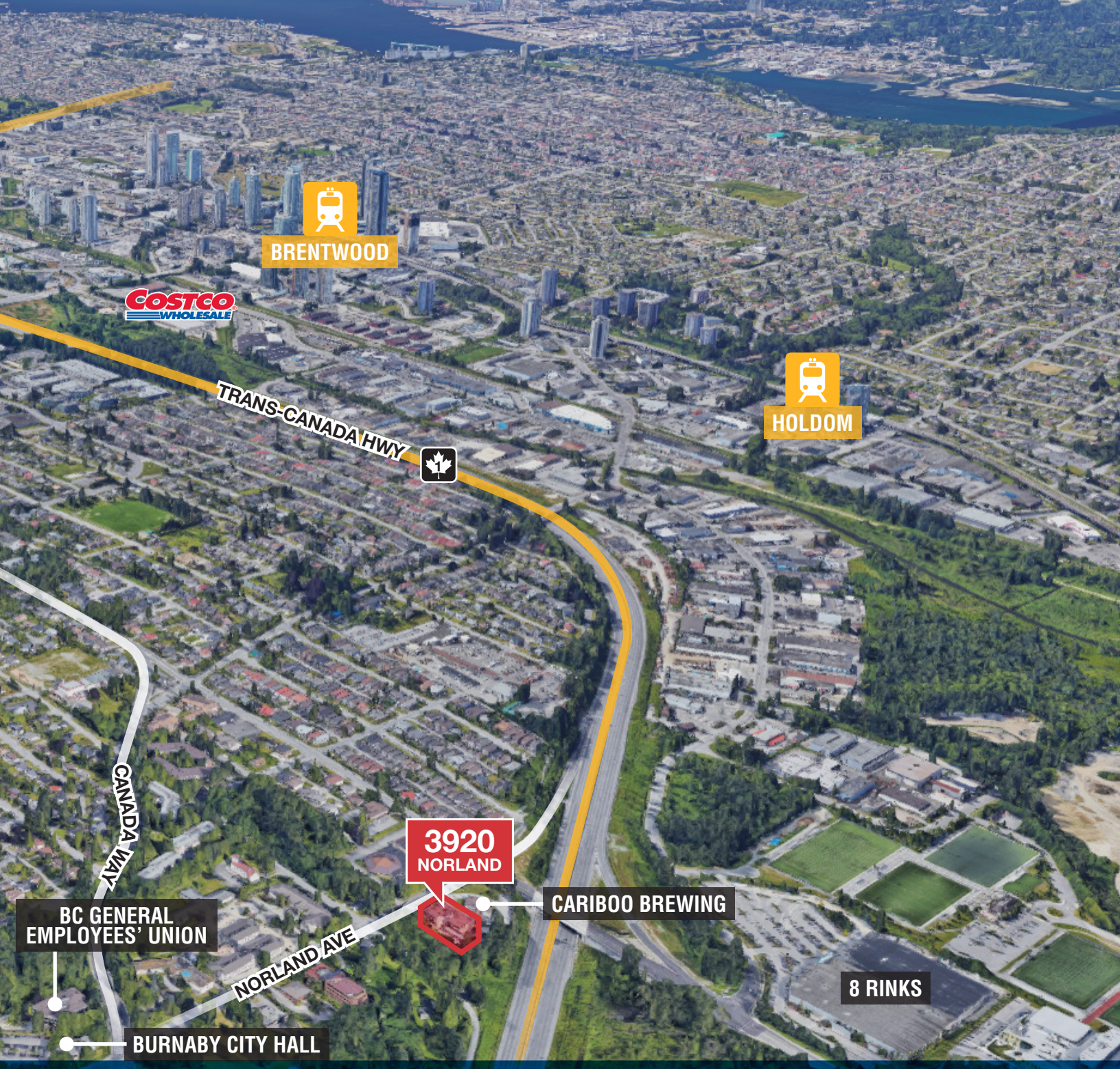
Unit 200 - 13 offices, kitchen, boardroom and open area

Unit 205 - 4 offices plus a kitchen



UNIT 200





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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