



Units 102 & 103 - 3920 Norland Avenue Burnaby, BC

Building

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

Location

Located at Sprout 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.

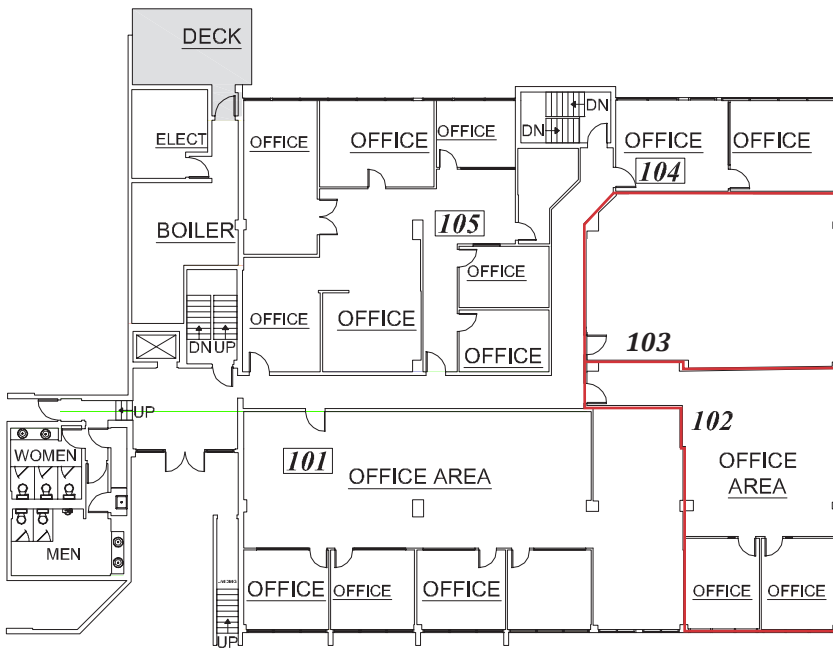
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Units 102 & 103 3920 Norland Avenue Burnaby, BC

Floor Plan



0 5 10 15 20
SCALE

Property Summary

Size

Unit	Size
102	1,246 SF
103	1,191 SF

Base Rent

\$15.00/SF per annum

Operating Cost & Property Taxes (2024)

Currently estimated at \$13.16/SF per annum - Includes utilities and janitorial

Estimated Monthly Rent

102	\$2,924 +GST
103	\$2,795 +GST

Date Available

January 1, 2025

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

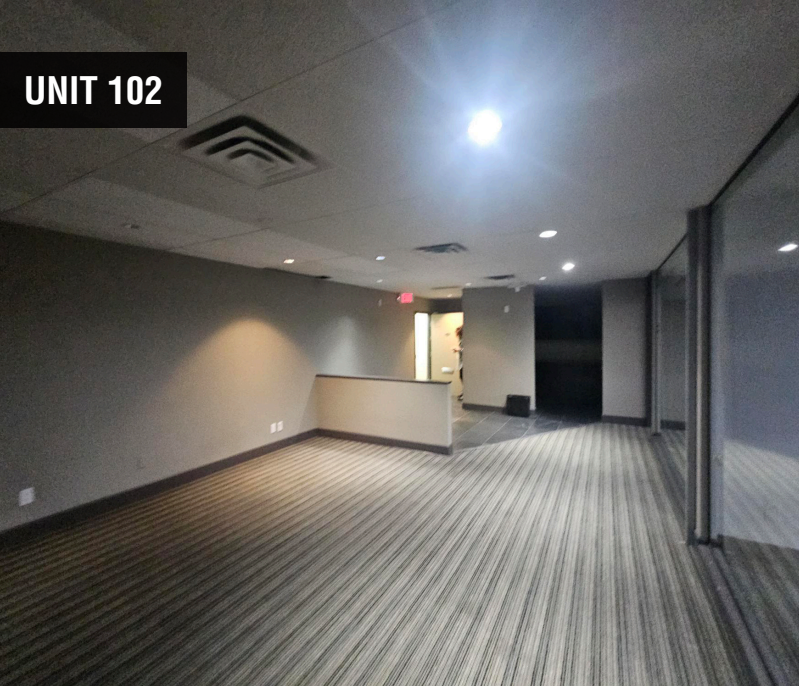
Main floor space

Unit 102 - Improved with three offices and a small open area

Unit 103 - Open Area



UNIT 102



UNIT 103





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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