

FOR LEASE

**BRENTWOOD OFFICE CENTRE
4664 LOUGHEED HIGHWAY
BURNABY, BC**



Cody Buchamer
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OPPORTUNITY

Comprised of over 196,000 square feet of office and warehouse space, Brentwood Office Centre offers a central location, robust amenities and flexible floor plates making it the ideal property for companies looking to expand or establish themselves in one of Burnaby's fastest growing urban communities.

LOCATION

Brentwood Office Centre is conveniently located next to the Brentwood Skytrain Station and the Amazing Brentwood, a developing commercial and residential neighborhood comprised of high-rise office towers, mixed-use and residential buildings, and a wide range of retail.

SALIENT DETAILS

YEAR BUILT	1974
AMENITIES	On-site fitness centre, boardroom, gated bike lockers, honey bee hives hosted and harvested through Alveole
PARKING	283 underground parking stalls 65 surface stalls \$110/month unreserved stalls \$150/month reserved stalls
STORAGE	Storage lockers available at an additional monthly charge. Contact listing agents for details
ADDITIONAL RENT	\$16.96 psf, per annum (2023 est)
MANAGEMENT & SECURITY	Professionally managed by Peterson Commercial Security monitoring by Fusion Security Inc.



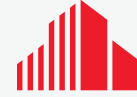
AVAILABILITIES

SUITE	AREA	LEASE RATE	AVAILABLE	
100 C	2,300 sf	LEASED	\$22.00 psf	Immediately
101	1,250 sf	LEASED	\$22.00 psf	October 1, 2022
102	1,796 sf	\$22.00 psf		Immediately
105	6,936 sf	\$15.00 psf		Immediately
155	3,101 sf	\$22.00 psf		Immediately
162	3,192 sf	\$22.00 psf		Immediately
200	2,856 sf	LEASED	\$22.00 psf	Immediately
201/202	4,860 sf	\$22.00 psf		Immediately
260	1,700 sf	LEASED	\$22.00 psf	Immediately
275	9,542 sf	\$15.00 psf		Immediately

* Suite 108 can be leased as one unit or demised as two separate leasable suites. See floor plans for potential demising plan.

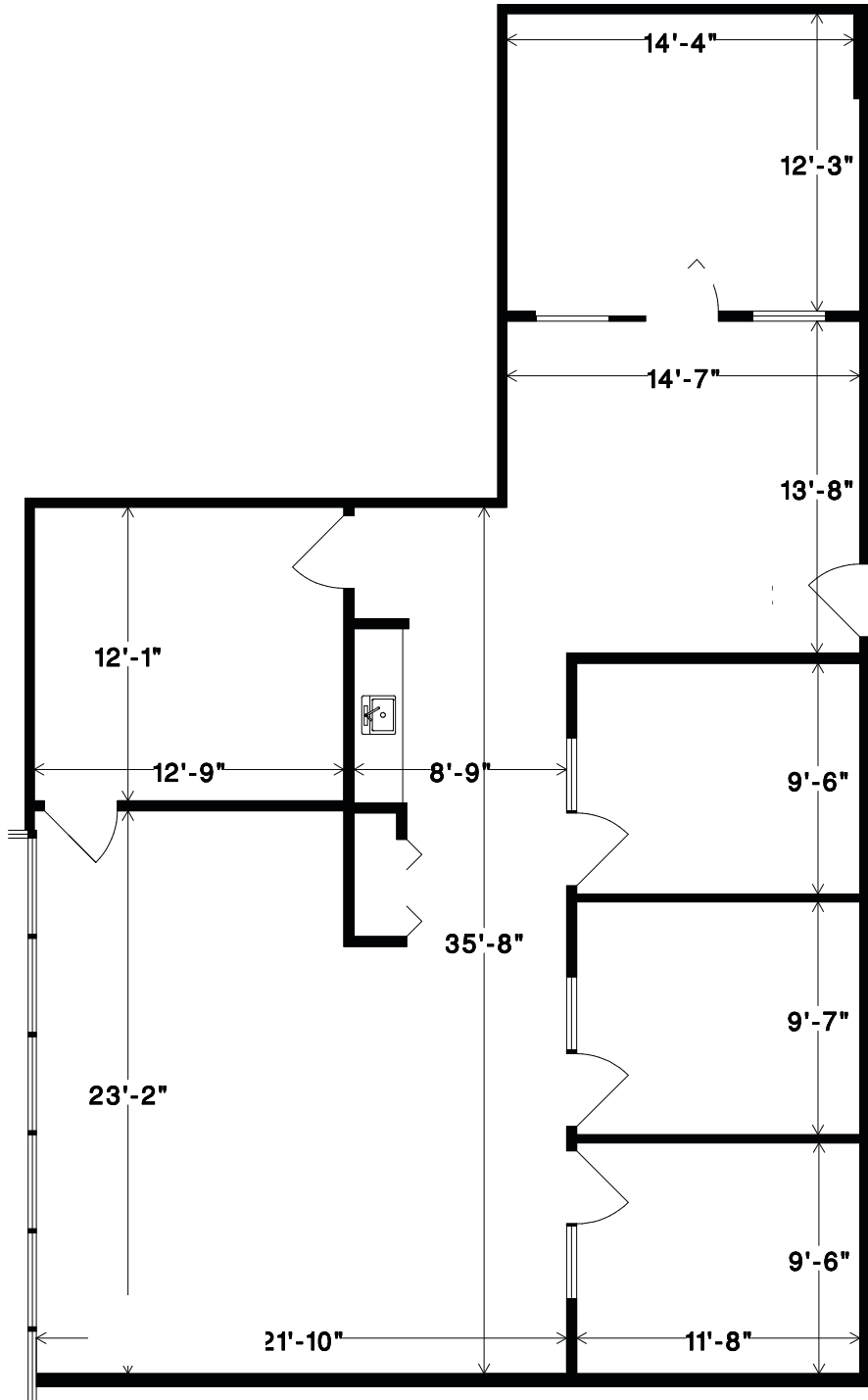
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CUSHMAN &
WAKEFIELD

#102 1,796 SF



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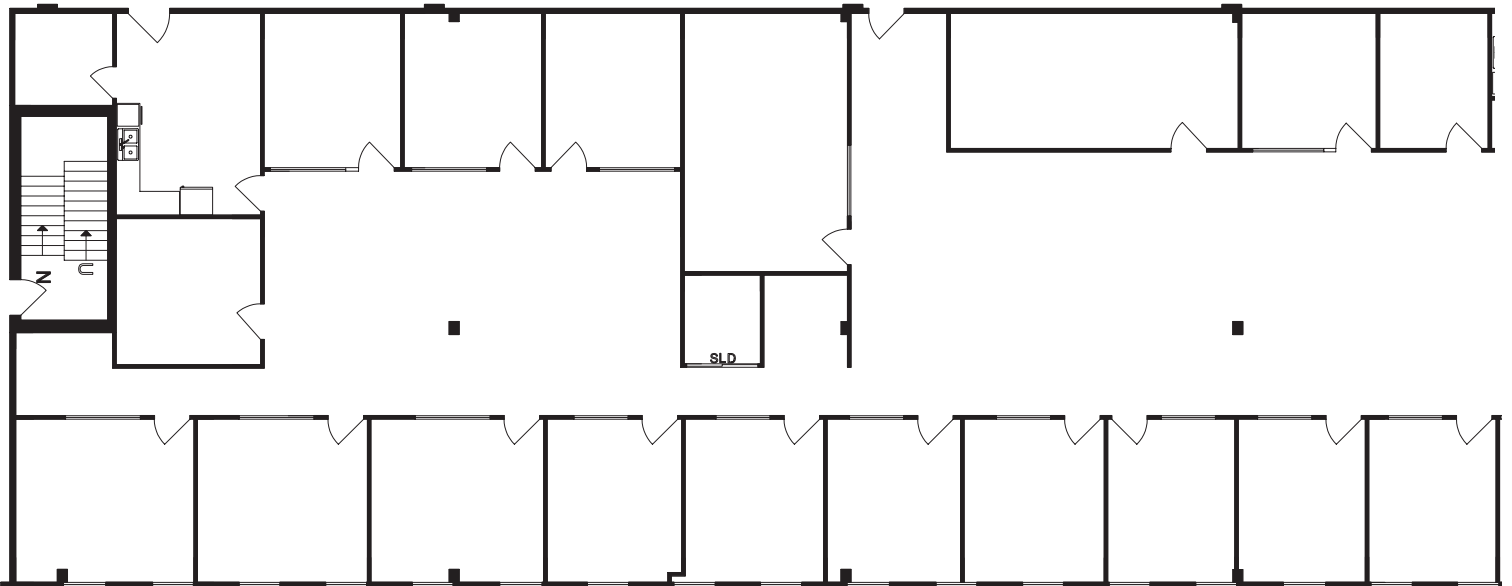
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#105 6,936 SF



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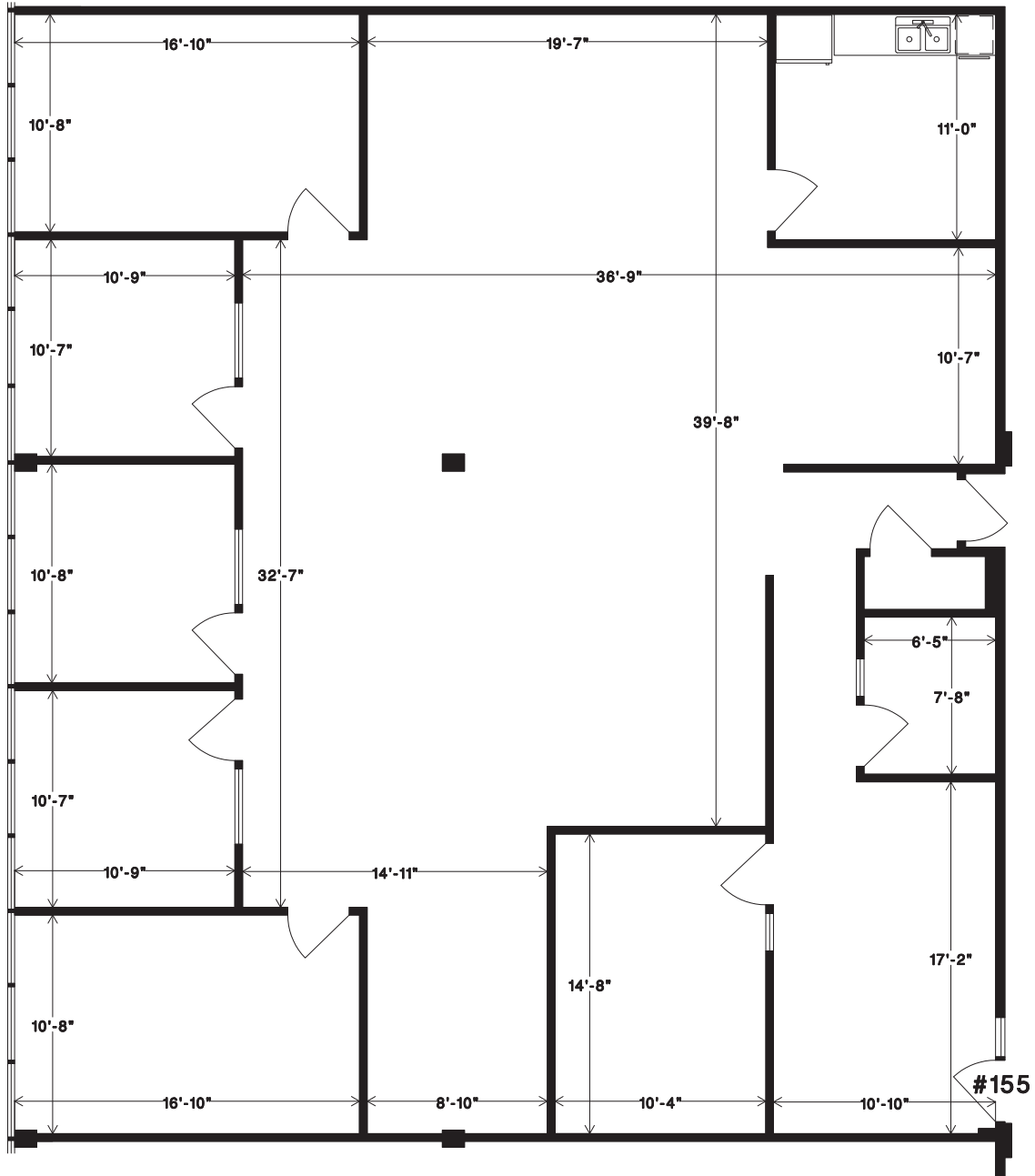
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#155 3,101 SF

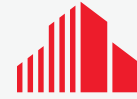


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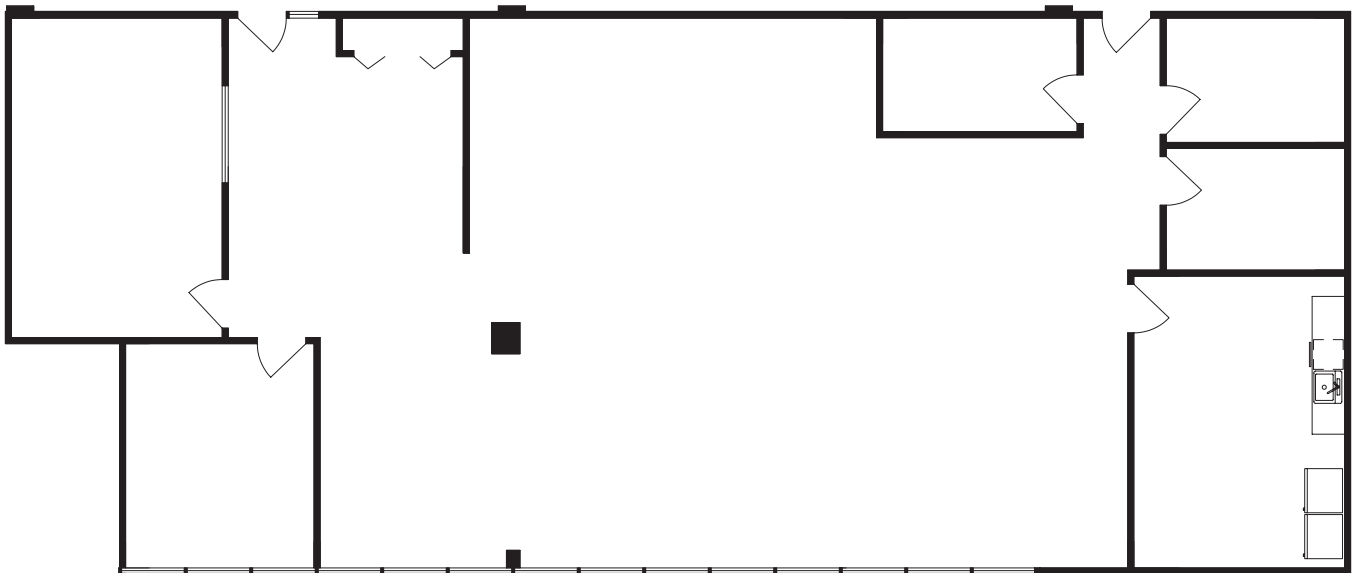
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**CUSHMAN &
WAKEFIELD**

#162 3,192 SF



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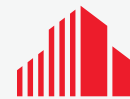
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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (04/23/bg)

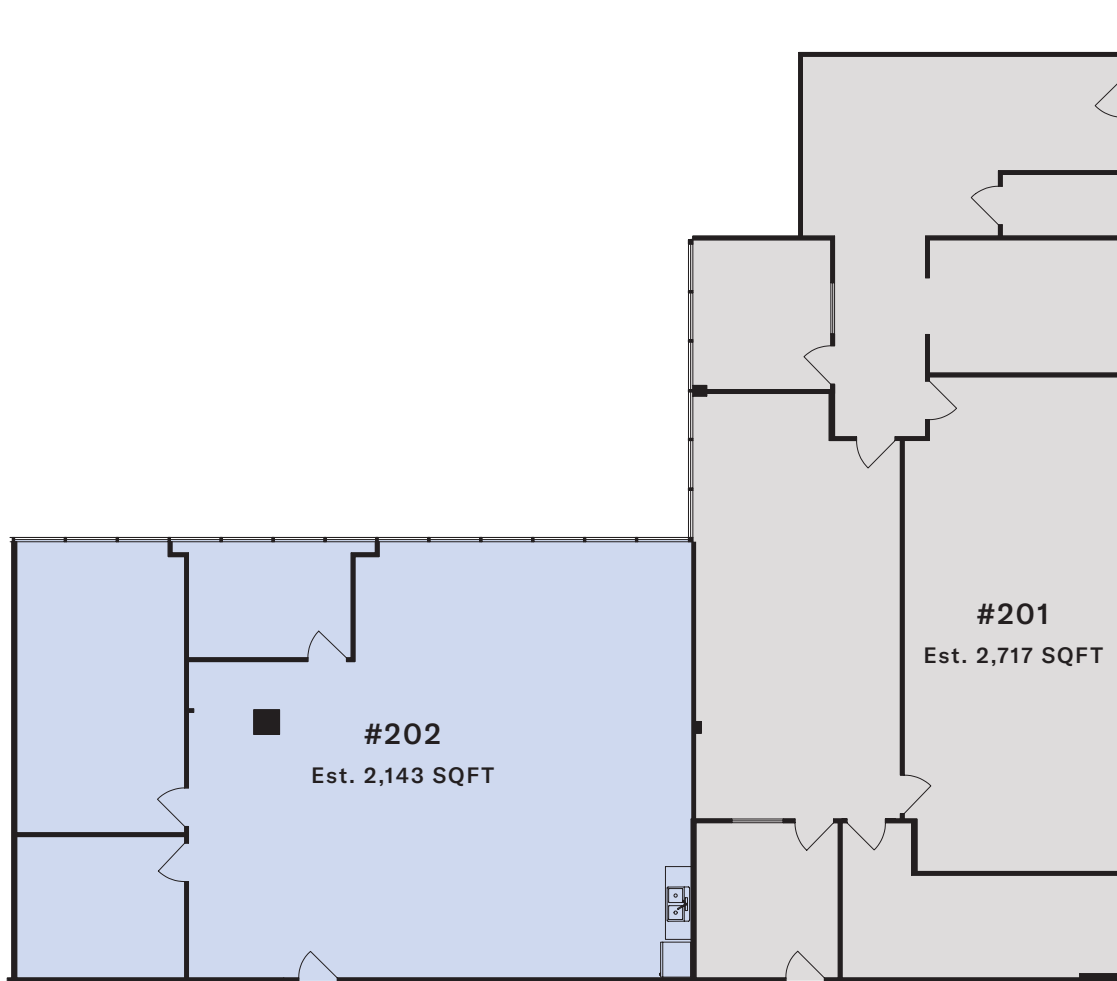
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CUSHMAN &
WAKEFIELD

#201/202 4,860 SF



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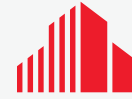
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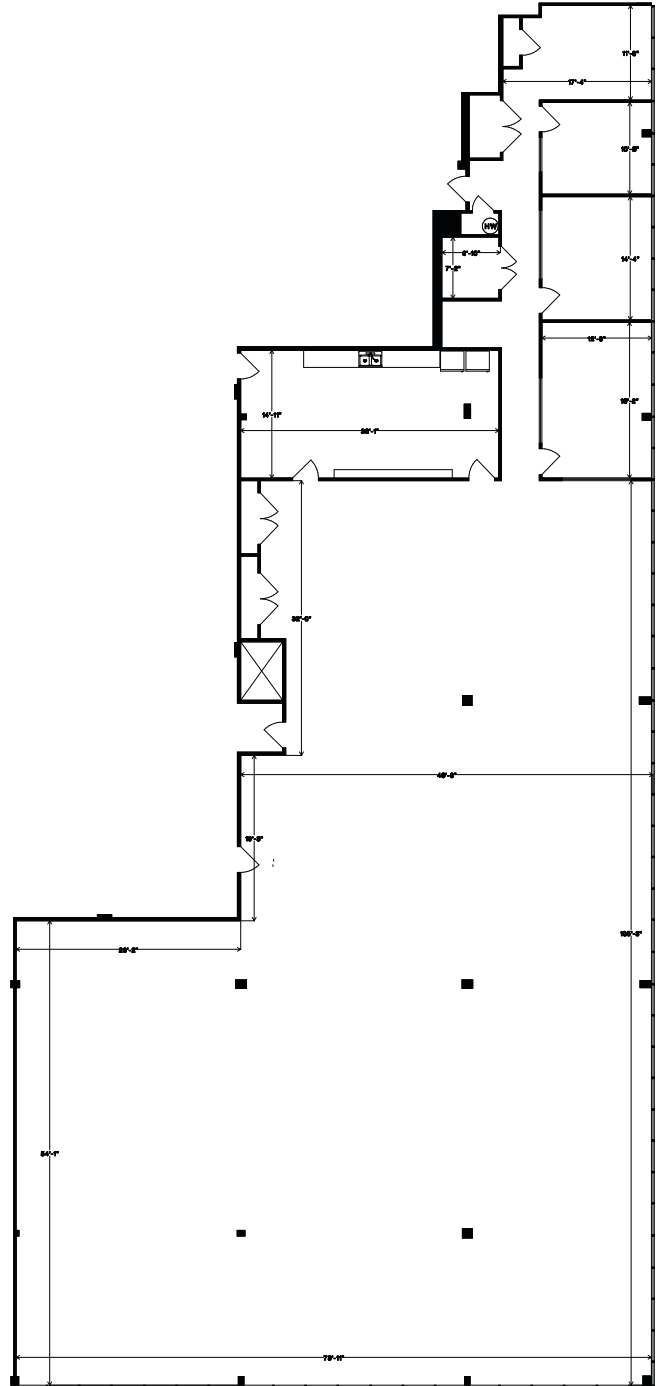
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CUSHMAN &
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#275 9,542 SF

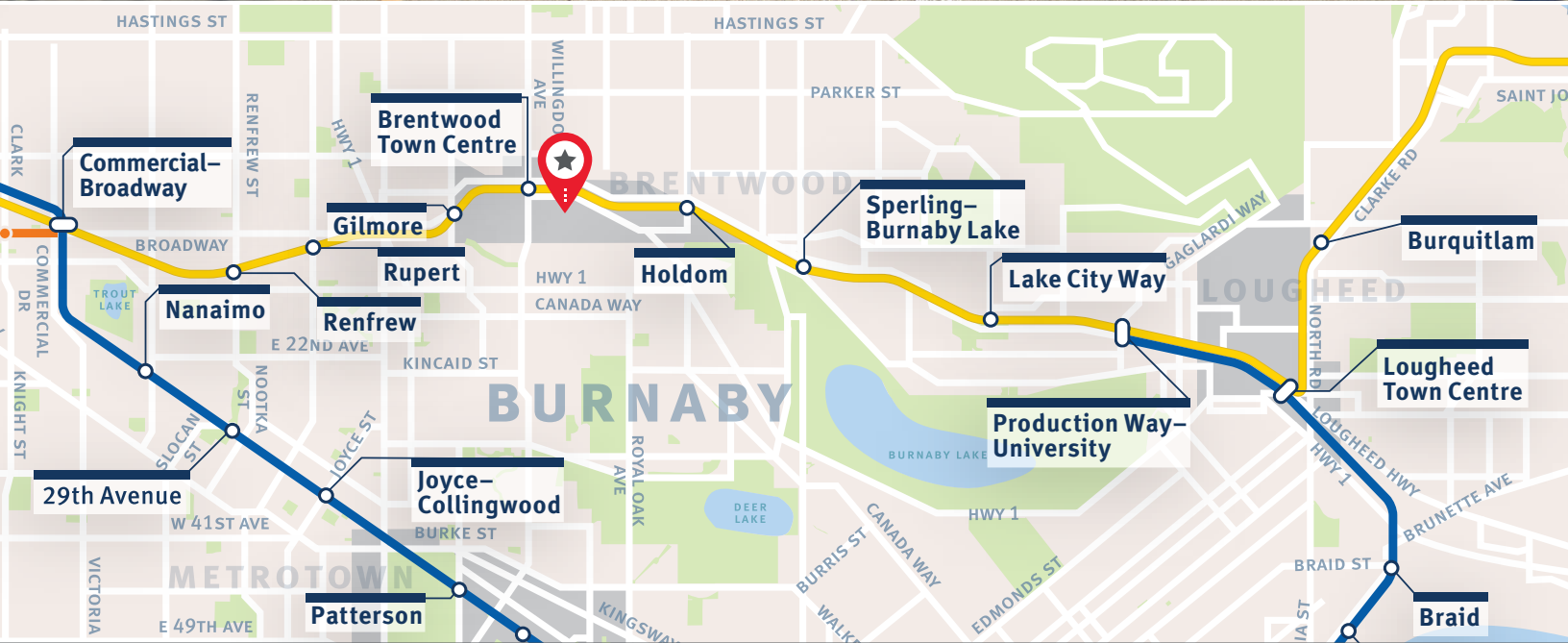


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