



3456 GARDNER COURT

FOR SUBLEASE

**3456 GARDNER COURT
BURNABY, BC**

**RARE 8,398 SF FLEX WAREHOUSE
AND OFFICE OPPORTUNITY**

CONTACT

ANDRE ALIE DAY

Personal Real Estate Corporation
Senior Associate, The HTFG
604 662 5137 | andre.alieday@cbre.com



THE HIGH
TECHNOLOGY
FACILITIES GROUP



www.thehtfg.com



THE OPPORTUNITY

The High Technology Facilities Group at CBRE is pleased to present the opportunity to lease approximately **8,398 square feet** of combined **warehouse and office space** in a well-located Burnaby industrial node with excellent access to regional road networks and nearby amenities.

3456 Gardner Court is positioned in central Burnaby and offers convenient connectivity across Metro Vancouver via Canada Way, Highway 1, and major north-south corridors. Surrounding neighbouring businesses include light manufacturing, warehousing, and related industrial services, supporting a strong business ecosystem.

The opportunity features 8,398 square feet of warehouse and 703 square feet of office on the mezzanine with efficient dock loading, 20' clear ceilings and M-1 zoning.

PROPERTY DETAILS



AVAILABLE AREA
8,398 square feet



ADDITIONAL RENT
\$7.95 PSF (2026 est.)
+5% management fee



AVAILABILITY
Immediately



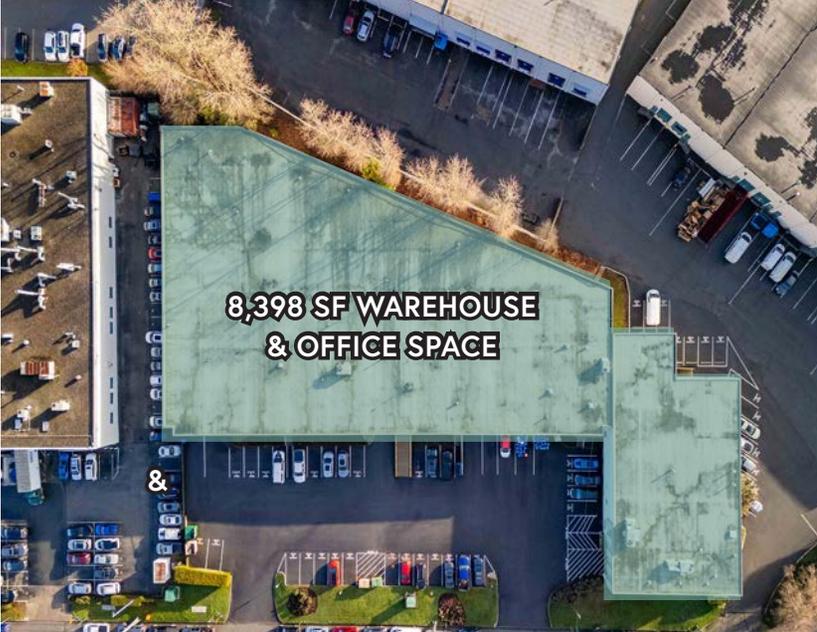
COVERED LOADING
2 Dock Doors



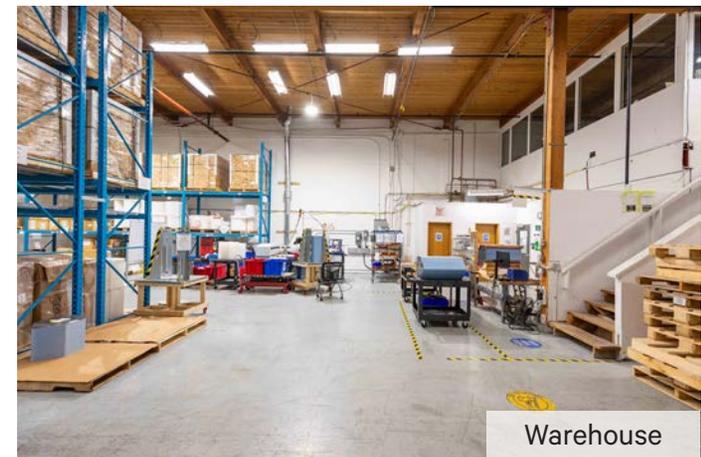
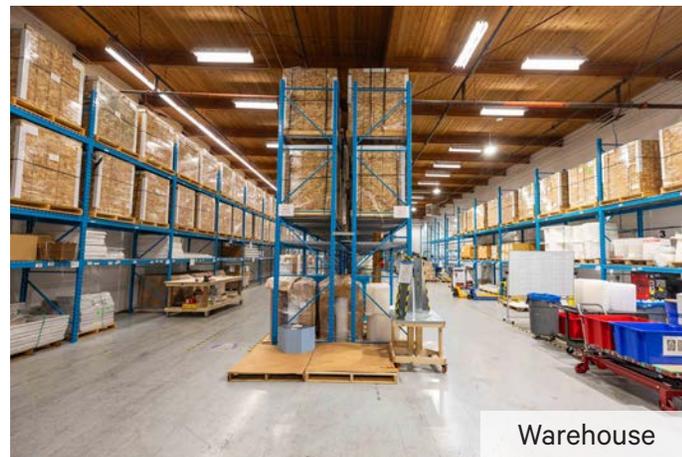
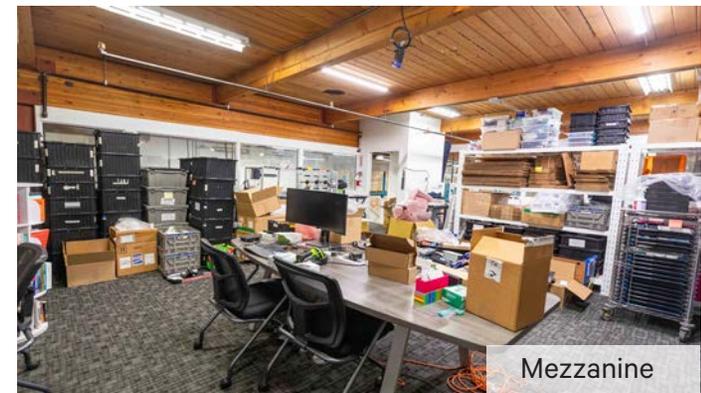
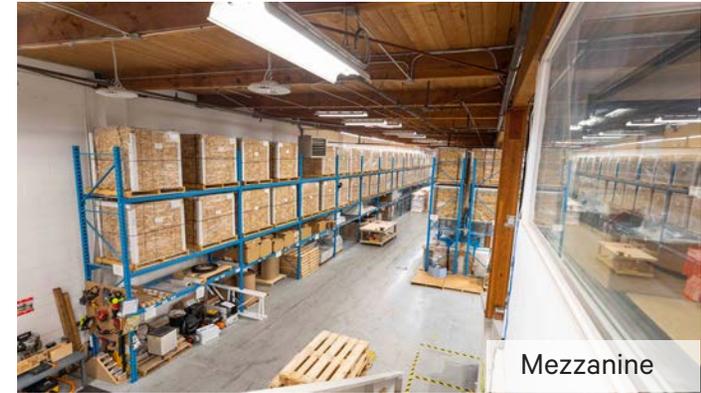
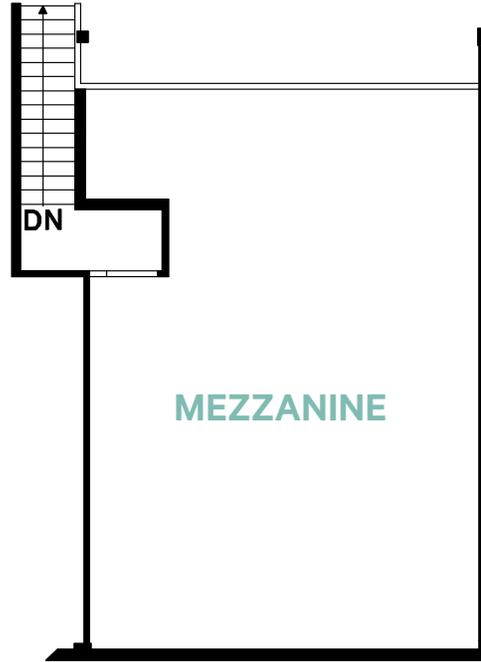
SUBLEASE EXPIRY
June 29, 2027



CEILING HEIGHT
20' clear



FLOOR PLANS



WAREHOUSE SPACE



MEZZANINE AND OFFICE SPACE



Office Space



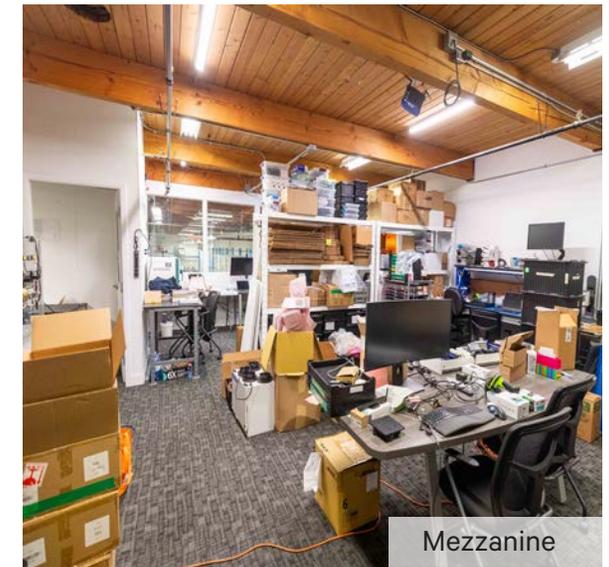
Office Space



Office Space



Mezzanine



Mezzanine

THE LOCATION

Located in the heart of Burnaby, 3456 Gardner Court is prominently situated on the East side of BCIT Burnaby Campus. The Property is a 5-minute walk to multiple bus lines (025, 123, 130, 222) at the Willingdon Avenue Transit Exchange that gives easy connection to both Millennium and Expo SkyTrain Lines.

This central location is only a 5-minute drive away from the Trans-Canada Highway and Boundary Road which offers convenient accessibility throughout Vancouver, Burnaby, Coquitlam, and the rest of Lower Mainland.

Another 6-minute drive North from the property is the world-renowned The Amazing Brentwood mall. And a 10-minute drive South is one of Canada's largest shopping malls, Metropolis at Metrotown. Both locations offer multiple market-leading retailers, eateries, and community amenities such as Cineplex's VIP Cinemas, Sporting Life, Zara, Aritzia, OEB Breakfast, and Gram Cafe.

LOCAL AMENITIES:

- The Amazing Brentwood Mall
- The Home Depot
- White Spot
- Cactus Club Cafe
- Staples
- Save on Foods
- JOEY Burnaby
- Browns Socialhouse
- Costco Wholesale
- The Keg Steakhouse
- McDonald's
- Starbucks
- Walmart
- Creme de la Crumb
- Grand Villa Casino Hotel & Conference Centre



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