



Units 200 & 203 - 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.

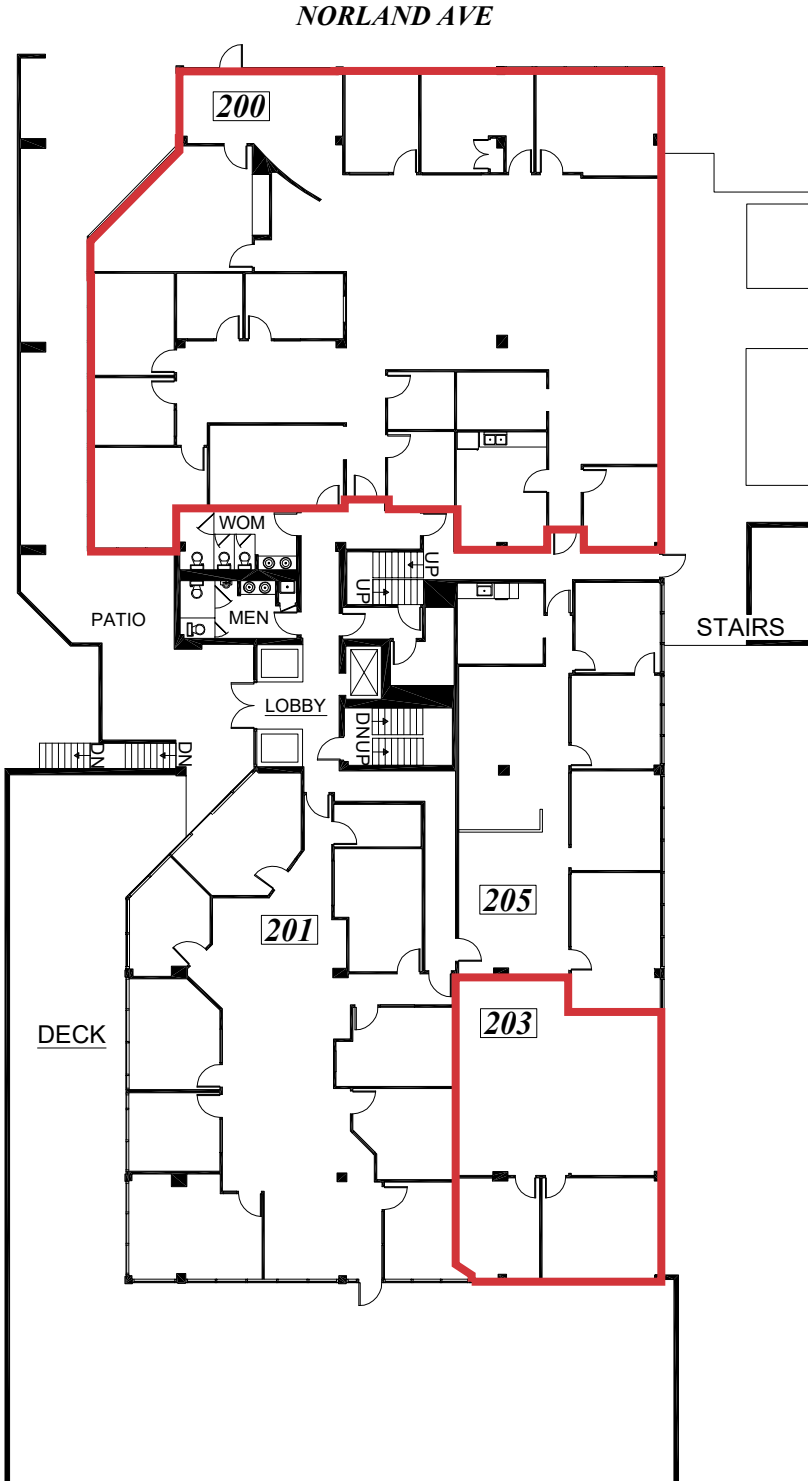
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Floor Plan



Property Summary

Size

Unit	Size
200	4,989 SF
203	1,334 SF

Base Rent

\$17.00/SF per annum

Operating Cost & Property Taxes (2024)

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

Date Available

February 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



UNIT 200



UNIT 203






BRENTWOOD


HOLDOM

COSTCO
WHOLESALE

TRANS-CANADA HWY


CANADA WAY

3920
NORLAND

CARIBOO BREWING

8 RINKS

**BC GENERAL
EMPLOYEES' UNION**

NORLAND AVE

BURNABY CITY HALL

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