

# THE NiODE

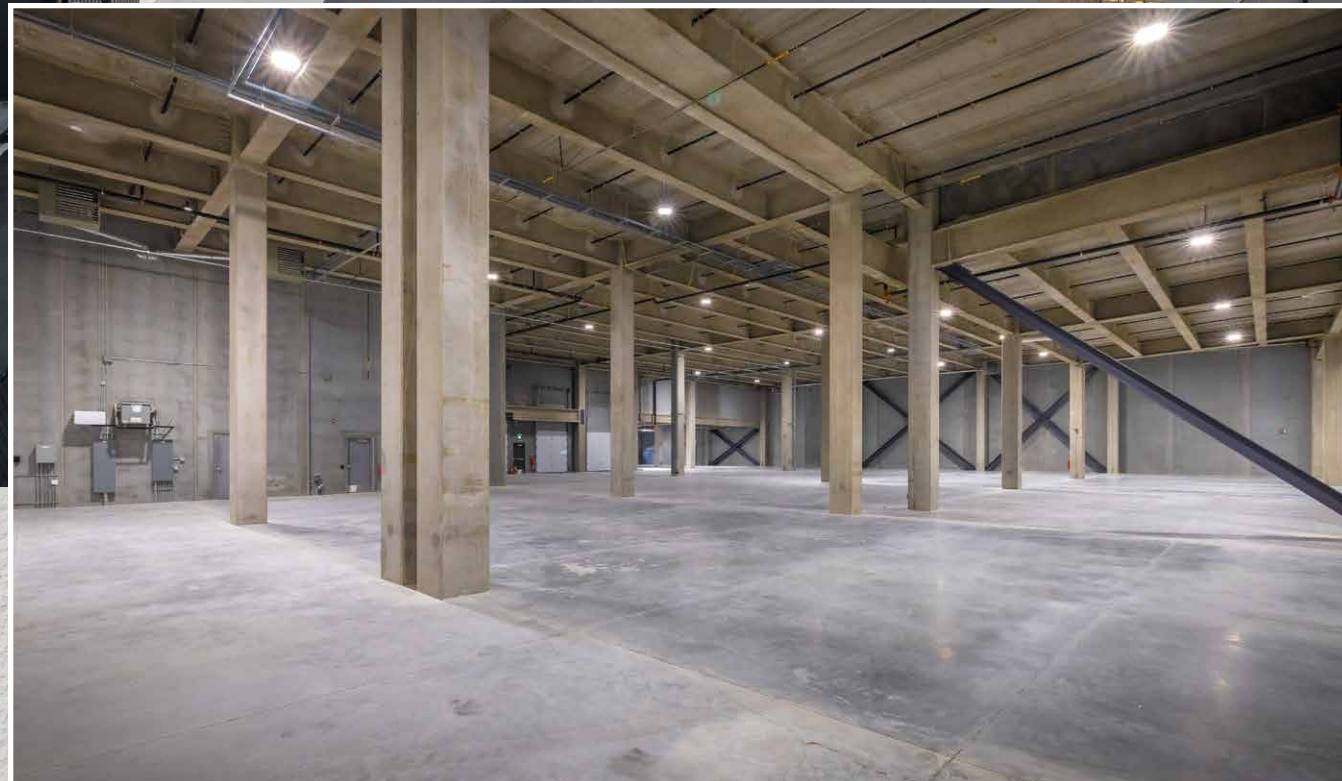
3855 WAYBURNE DRIVE, BURNABY, BC



[ UNLOCK INNOVATION AND GROWTH ]

±61,124 SF | R&D + WAREHOUSE OPPORTUNITY | ONLY ONE SUITE AVAILABLE!





## CONNECT TO POSSIBILITY

You bring the big ideas, we'll help you bring them to life. Located in the serene and thriving Burnaby, BC, The Node offers a blank canvas of ample office, R&D/Lab, and warehouse space – ready to work with you.

The Node's central Burnaby location offers seamless connectivity to SkyTrain, major freeways, and the broader Metro Vancouver network—ensuring your team, clients, and logistics are always in sync. Maximize visibility with excellent signage and inspiration from an abundance of natural light and views.

The Node is your essential connection between your vision and its full potential. The Node is your next move forward.

[ 61,124 SF ]  
LEASABLE AREA

TWO UNITS OFFERING OFFICE,  
WAREHOUSE, AND R&D SPACE

SUITE 1: 61,124 SF  
SUITE 2: LEASED

ZONING: M1 MANUFACTURING DISTRICT

# DESIGNED FOR SCALABLE GROWTH

## [ AMENITIES ]

- Two illuminated pylon exterior sign locations with excellent visibility
- Inspiring views of Burnaby and beyond
- Secure bicycle stalls that will hold 20–25 bicycles
- 104 parking stalls with 8 Level II EV charging facilities
- Rough-in security system
- Easy access to SkyTrain and local freeways

## [ STRUCTURAL HIGHLIGHTS ]

- Ceiling height: 21'6" - 26'6" clear in warehouse; 11'1" - 13'3" clear in R&D
- High-performance curtain wall and large format punch windows
- High-performance exterior base building LED lighting
- ESFR sprinkler system within warehouse
- 1 x 3,500 lbs & 1 x 6,000 lbs. Machine-less hydraulic elevator system
- TELUS PureFibre network

### FLOOR LOAD:

Level 1: 500 lbs/SF

Level 2: 100 lbs/SF

Level 3: 300 lbs/SF, warehouse office at 100 lbs/SF

Level 4: 100 lbs/SF

### LOADING:

Level 1: 3 dock-high doors, 2 grade-level doors

Level 3: 5 dock-high doors, 2 grade-level doors

## [ SYSTEM HIGHLIGHTS ]

- Servicing 1,600/800 Amps, 347/600 V3 Phase Power
- Warehouse ventilation designed to achieve 0.5 air changes per hour (8,000 cfm) including adequate ventilation to accommodate electric forklifts. Tenant premises ventilation designed to meet code requirements.



INSPIRING VIEWS



PARKING & EV CHARGING



SEAMLESS CONNECTIVITY

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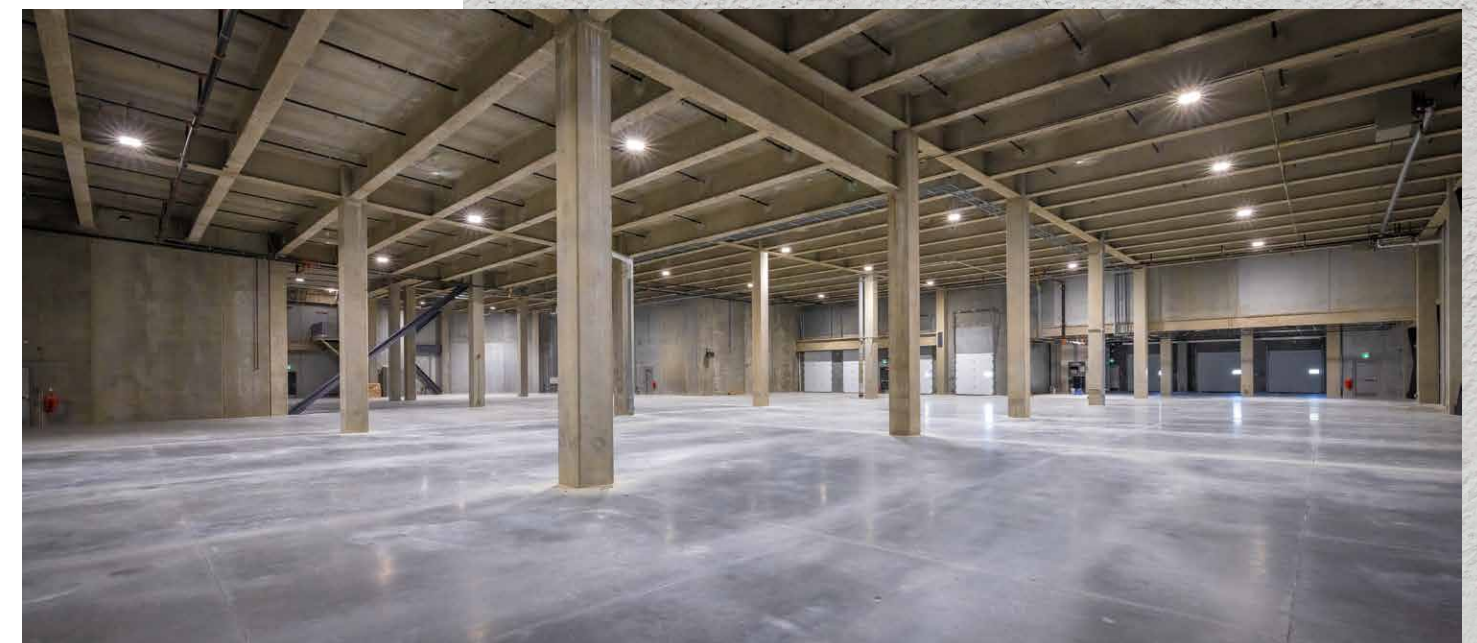
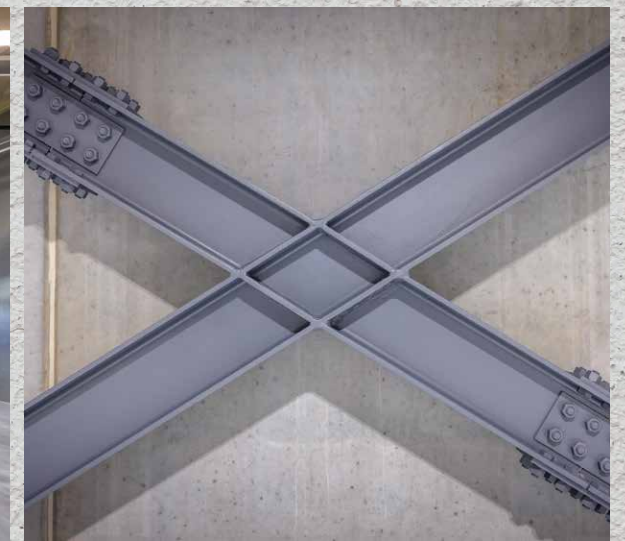
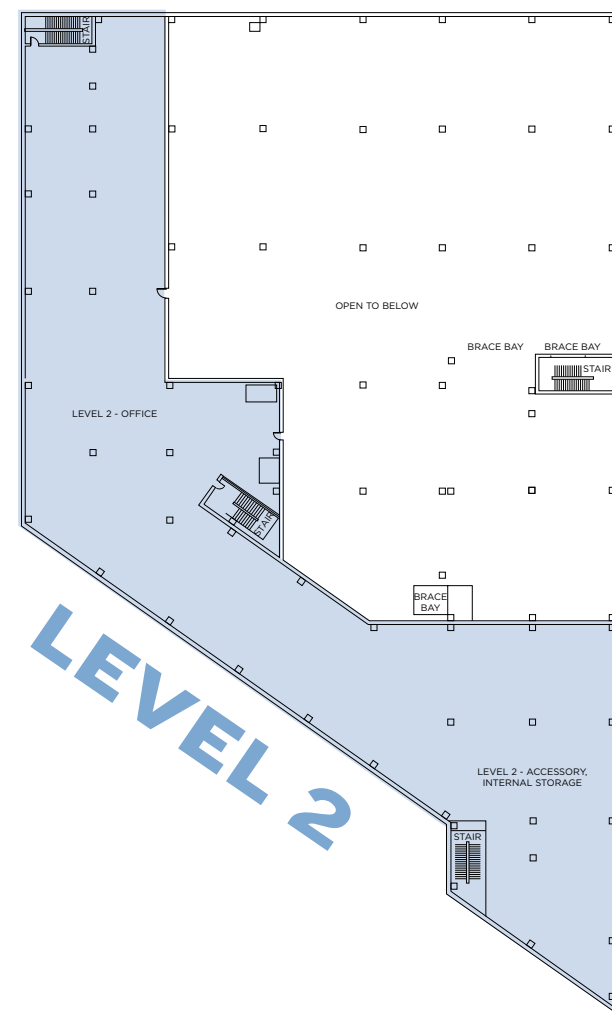
# THE NODE

[ UNIT 1 ]

LEVELS 1 & 2, 61,124 SF

AVAILABLE FOR LEASE

LEVEL 1	OFFICE: 2,775 SF
LEVEL 1	WAREHOUSE: 33,768 SF
LEVEL 2	R&D: 24,581 SF
TOTAL SF	61,124 SF



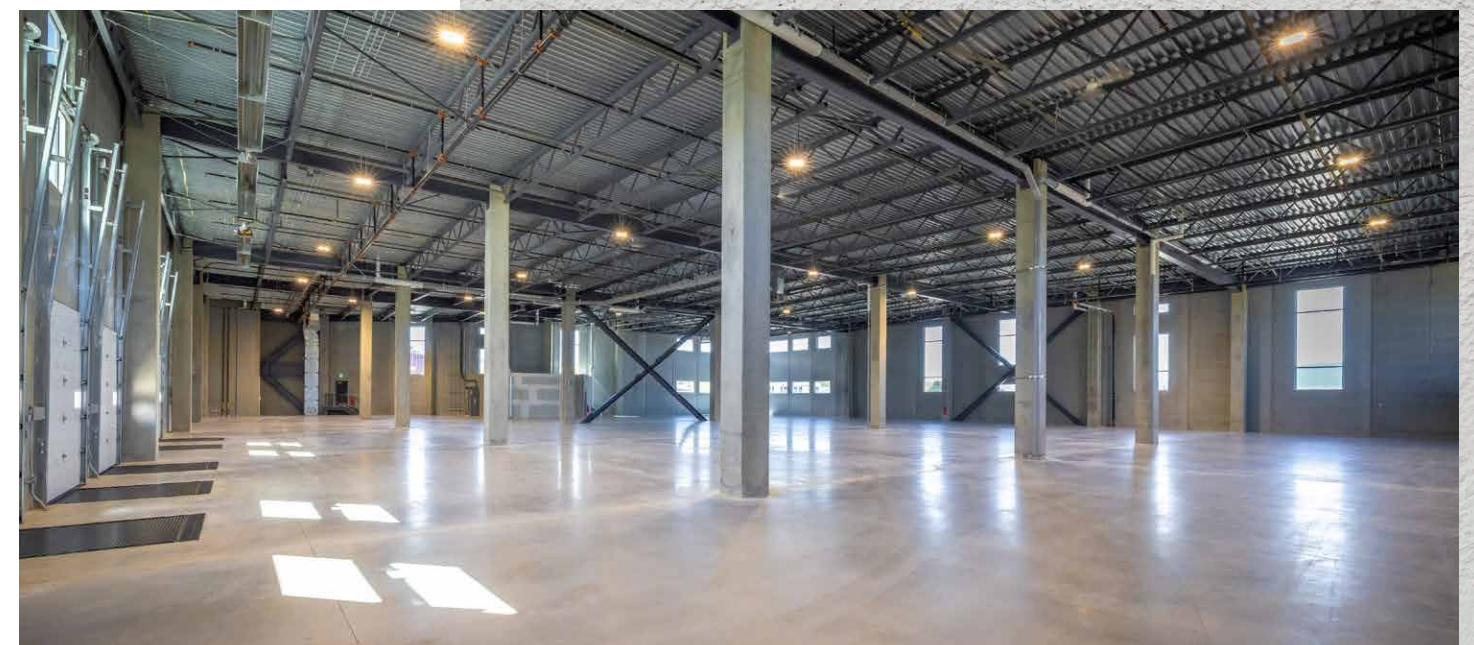
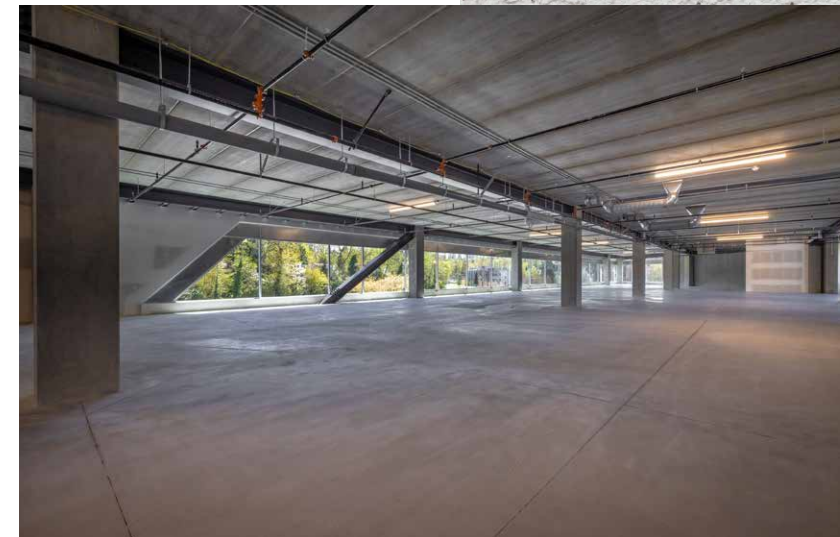
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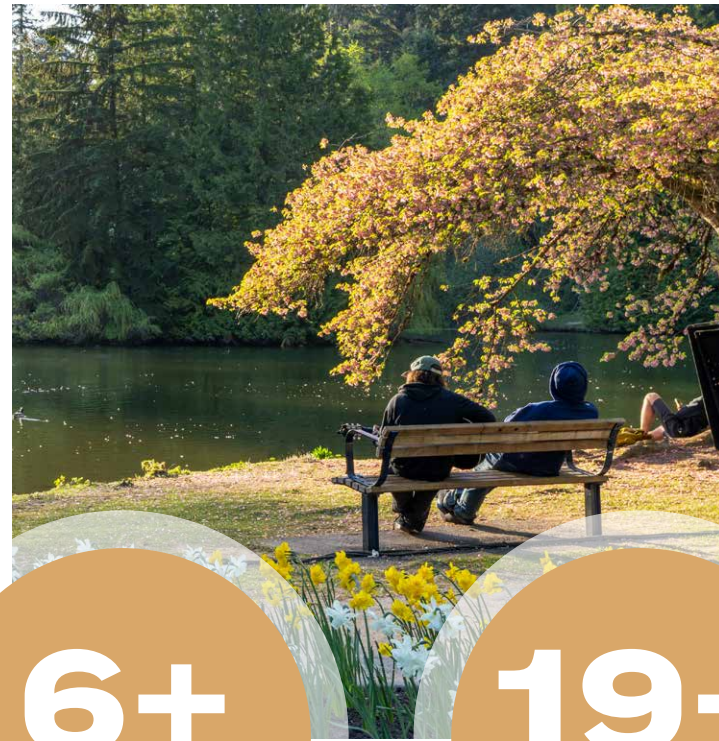
[ UNIT 2 ]

LEVELS 3 & 4, 50,329 SF

AVAILABLE FOR LEASE

LEVEL 3	OFFICE: 5,847 SF
LEVEL 3	WAREHOUSE: 30,014 SF
LEVEL 4	R&D: 14,468 SF
TOTAL SF	50,329 SF



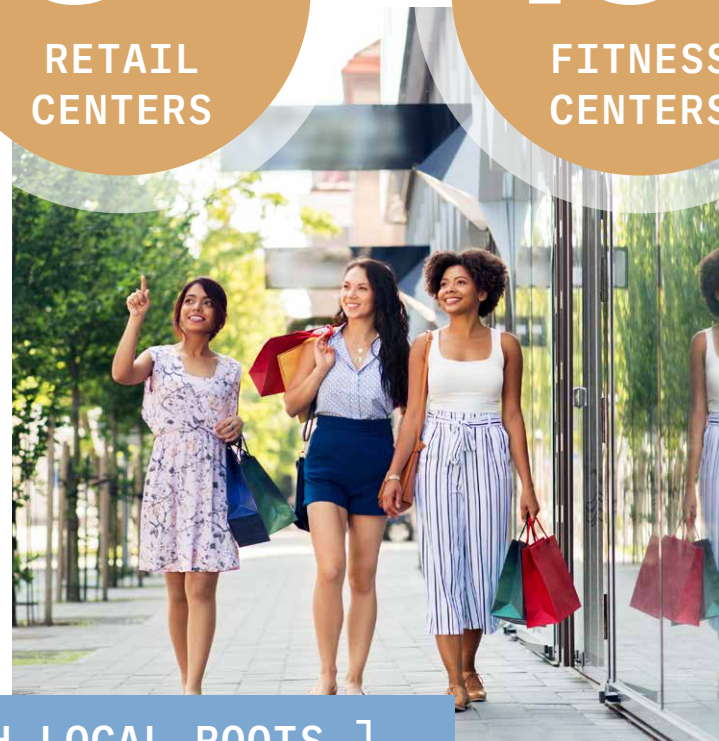


**35+**  
RESTAURANTS

**6+**  
RETAIL  
CENTERS

**19+**  
FITNESS  
CENTERS

**7+**  
HOTELS



[ TOP COMPANIES WITH LOCAL ROOTS ]

## YOUR BUSINESS. CONNECTED AT THE CORE.

The Node is at the center of innovation. Positioned for unparalleled growth, choose to draw talent from BCIT, access an exciting collection of amenities, and network with local top companies.



THE AMAZING BRENTWOOD

BOUNDARY ROAD

TRANS CANADA HWY

WILLINGDON AVE

BCIT

BCIT: 4,000+ graduates annually



# STRATEGICALLY LOCATED FOR CONVENIENCE

Take advantage of Burnaby's centralized location! With easy connections to Downtown Vancouver, Surrey, and other top neighborhoods, The Node offers an easy commute via freeways and public transit.

## [ ACCESS ]

**BOUNDARY ROAD: 6 MIN**

**1A KINGSWAY: 7 MIN**

**TRANS-CANADA HWY: 8 MIN**

## [ DRIVE TIMES ]

**DOWNTOWN VANCOUVER: 31 MIN**

**SURREY: 38 MIN**

**COQUITLAM : 42 MIN**

**LANGLEY: 58 MIN**

## [ PUBLIC TRANSIT ]

**BRENTWOOD TOWN CENTRE: 18 MIN**

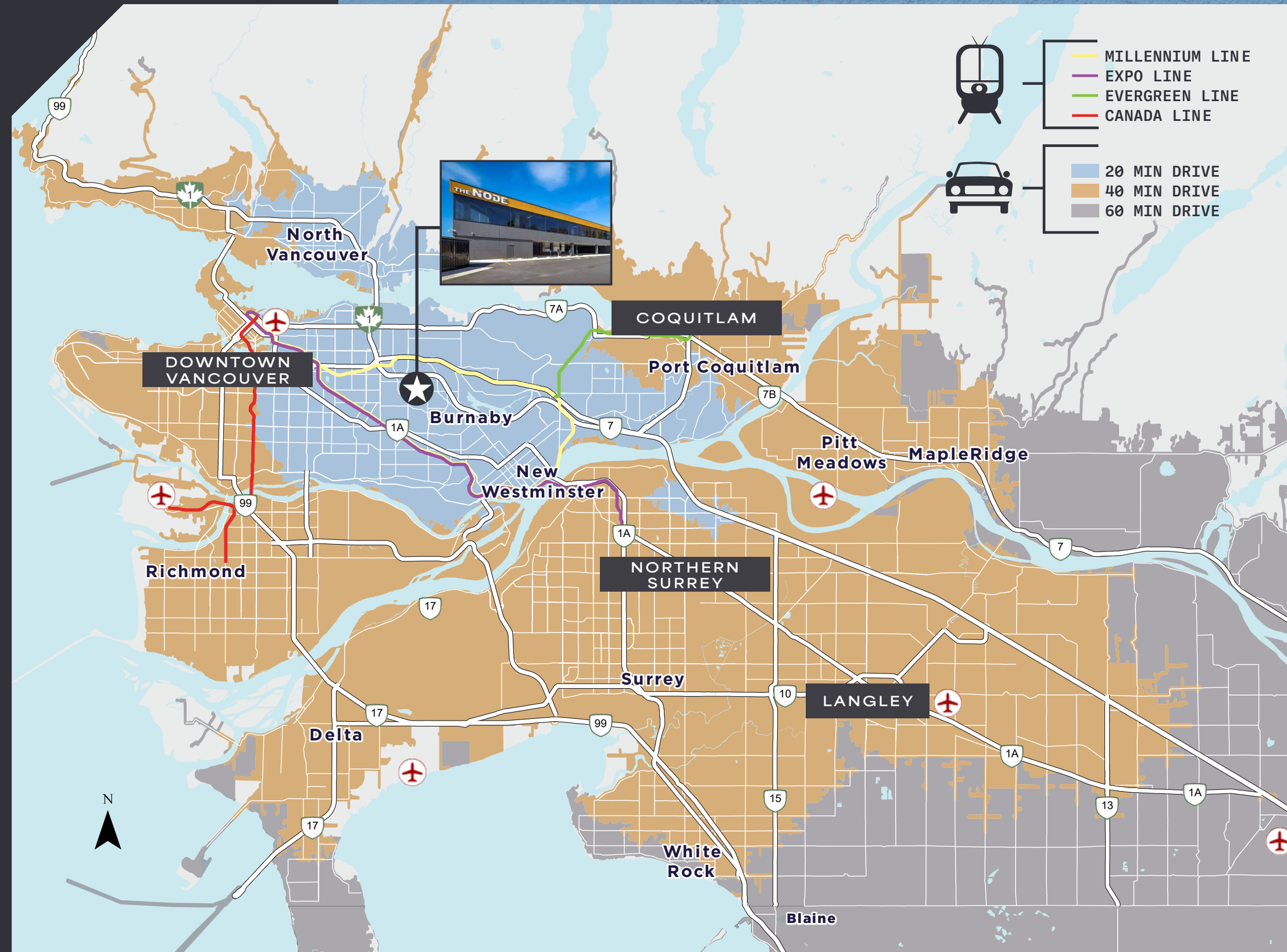
**GILMORE SKYTRAIN: 24 MIN**

**METROTOWN: 25 MIN**

**DOWNTOWN VANCOUVER: 46 MIN**

**SURREY: 50 MIN**

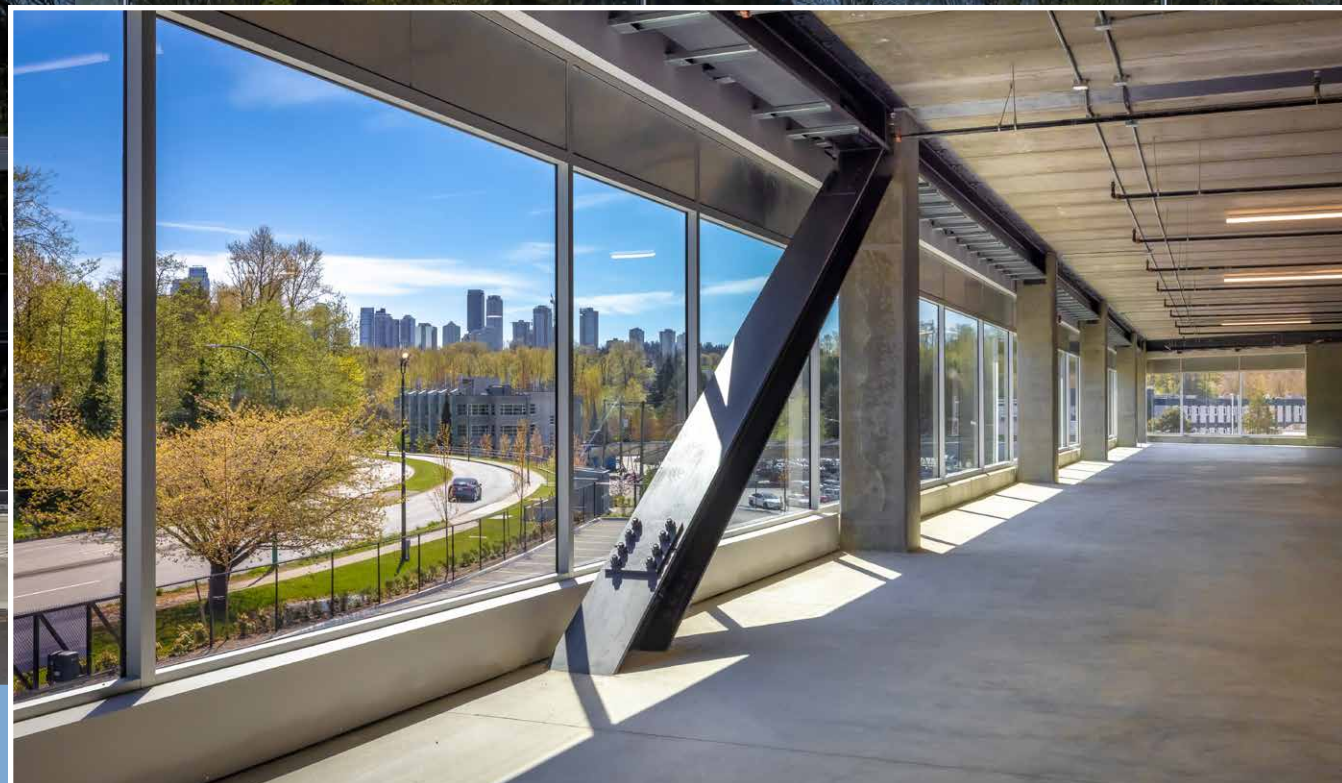
*\* Service every 6-8 min*



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**WHERE VISION  
MEETS VELOCITY**



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**CUSHMAN &  
WAKEFIELD**



**TELUS**  
Real Estate