

REDUCED RATE

4445

Lougheed Highway



## THE LOCATION

Situated in the heart of Brentwood, Commerce @ Citi offers a central and highly accessible location just steps from Brentwood SkyTrain Station and key transportation corridors. Nestled in a rapidly developing urban hub, this modern office space provides unparalleled convenience, with an abundance of restaurants, cafés, and shopping amenities right at your doorstep, including The Amazing Brentwood within walking distance.





THE OPPORTUNITY

# 4445 Lougheed Highway

Discover an exceptional office opportunity in the heart of Brentwood. This approximately 2,518 SF workspace offers an abundance of natural light and expansive views of the mountains and surrounding area, creating an inspiring environment for modern businesses. Featuring an efficient layout, the space includes open workspaces, private offices or meeting rooms, a boardroom, and kitchenette. Perfectly designed for today's businesses!

Unit	901
Area	2,518 SF (approx.)
Term Expiry	November 29, 2026
Availability	30 Days' Notice
Basic Rent	Contact Listing Agent
Additional Rent	\$17.65 PSFPA (2025 est.)
Furniture	Potentially Available







Boardroom



Open Workspace



Kitchenette

## FLOOR PLAN

Unit 901 | ~2,518 SF





## THE BUILDING

# Abundant amenities for modern businesses

- Bike Lockers
- Parking Available
- Underground Transit Access
- Showers and End-of-Trip Facilities
- LEED Certified
- Ground Floor Restaurants



Building Lobby



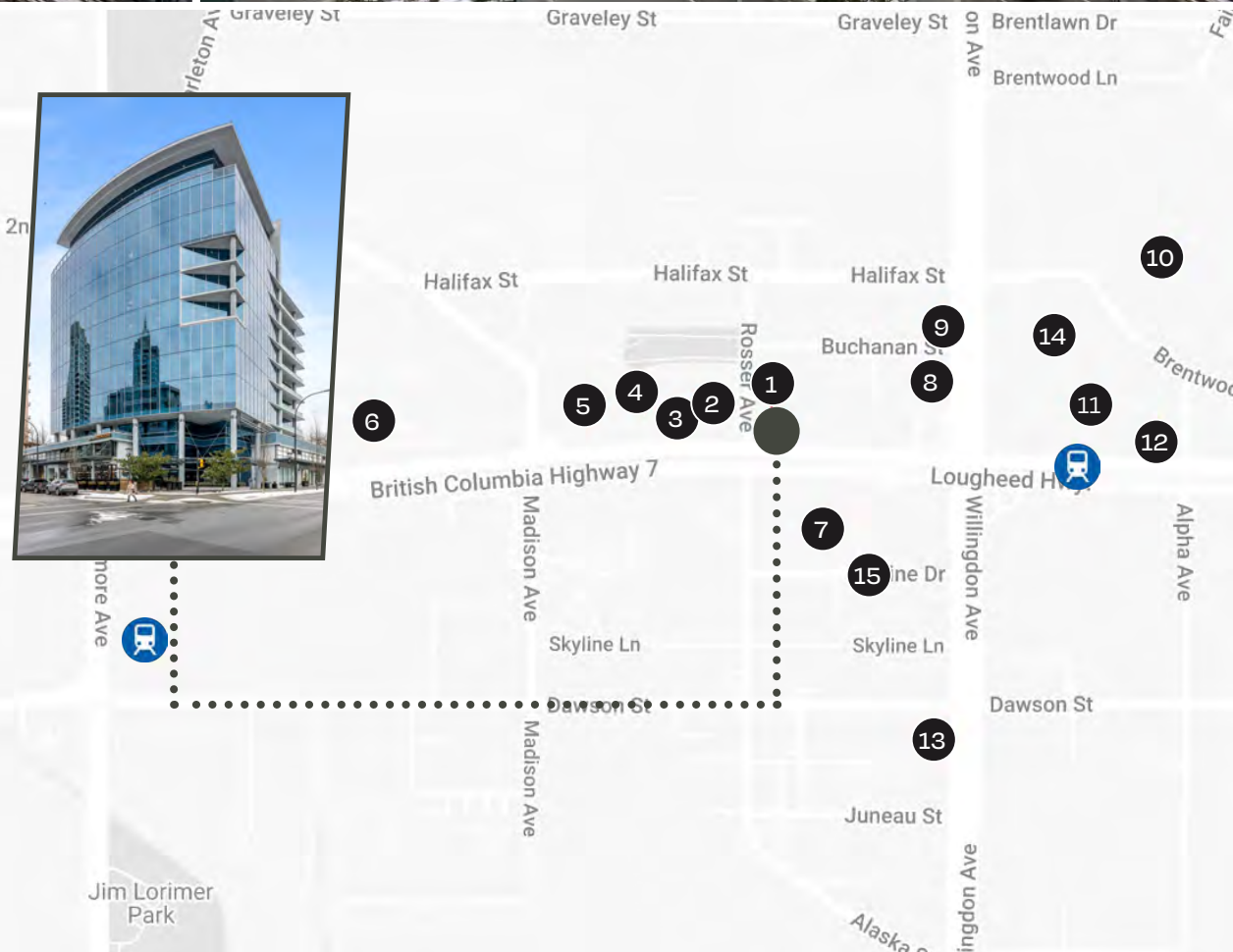
Ground Floor Restaurant





## LOCAL AMENITIES

1. Browns Socialhouse Brentwood
2. JOEY Burnaby
3. SPINCO Burnaby
4. Starbucks
5. Save-On-Foods
6. Cactus Club Cafe
7. Whole Foods Market
8. TD Canada Trust
9. TERAs BEAN
10. The Amazing Brentwood
11. Earls Kitchen + Bar
12. OEB Breakfast Co
13. F45 Training Burnaby West
14. The Rec Room Brentwood
15. Claudio's Ristorante







For more information, please contact:



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## FLOORSPACE

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