

SUBLEASE NORTHGATE VILLAGE BURNABY, BC



SALIENT DETAILS

- Address: **Unit 106 – 3433 North Road, Burnaby, BC**
- Available: **30 Days Notice**
- Basic Rent: **\$28.00 psf**
- Additional Rent: **\$20.39 (2025 est.)**
- Size: **4,354 sq.ft.**
- Sublease expiry: **December 30, 2027**

ABOUT

High-visibility retail space with unmatched accessibility, just steps from SkyTrain, major bus routes, and supported by generous on-site parking. The Centre's strong mix of grocery, banking, dining, and service-based tenants drives consistent daily traffic.

Positioned within a major commercial corridor, Northgate Village provides retailers with a stable customer base, strong exposure, and an ideal setting for long-term success.



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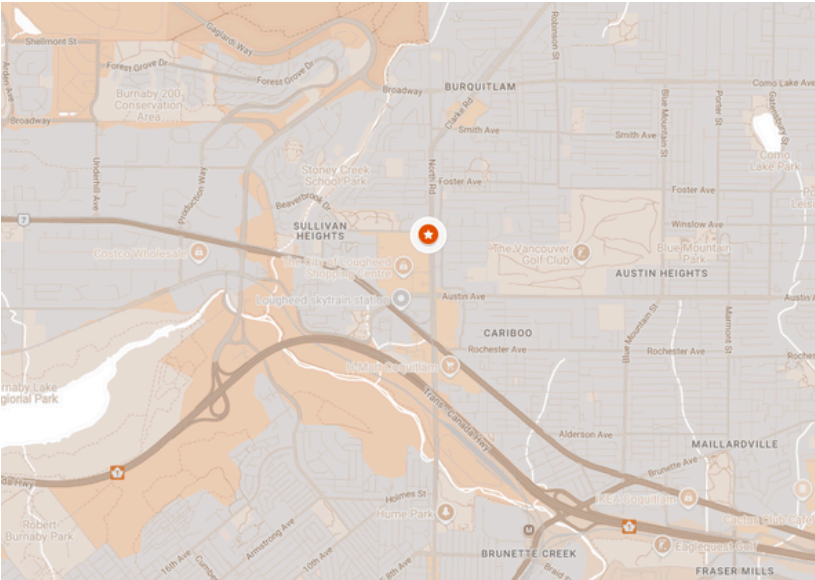
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- ★ Walk Score: 90 | Transit Score: 87
- 🛡️ Tenants Include Save On Foods, BC Liquor, GoodLife Fitness
- 📍 Great Signage Opportunities

OPPORTUNITY FEATURES

- Flexible C3 Zoning
- Street Front Exposure
- Ample Parking
- Professionally Managed Property
- Daily-Needs Centre with Strong Tenant Mix



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