



## Unit 103 - 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.

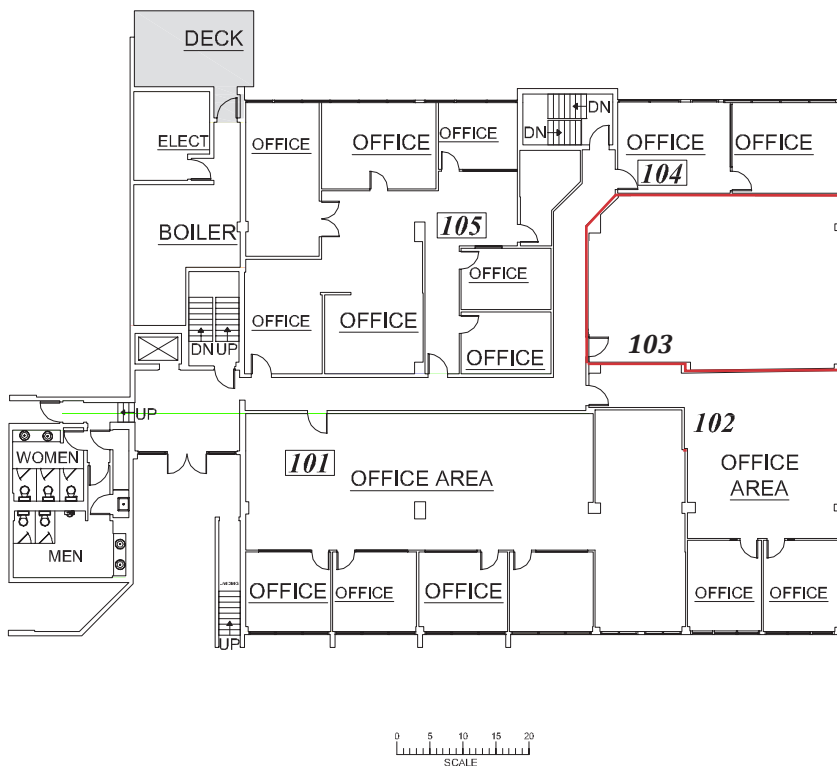
#### Brian Mackenzie

Vice President, Leasing & Sales  
604 691 6618  
bmackenzie@naicommercial.ca

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
[naicommercial.ca](http://naicommercial.ca)

**Unit 103**  
**3920 Norland Avenue**  
 Burnaby, BC

**Floor Plan**



**Property Summary**

**Size**

Unit	Size
103	1,191 SF

**Base Rent**

\$15.00/SF per annum

**Operating Cost & Property Taxes (2026)**

Currently estimated at \$16.09/SF per annum - Includes utilities and janitorial

**Estimated Monthly Rent**

\$3,086 +GST

**Date Available**

Immediately

**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

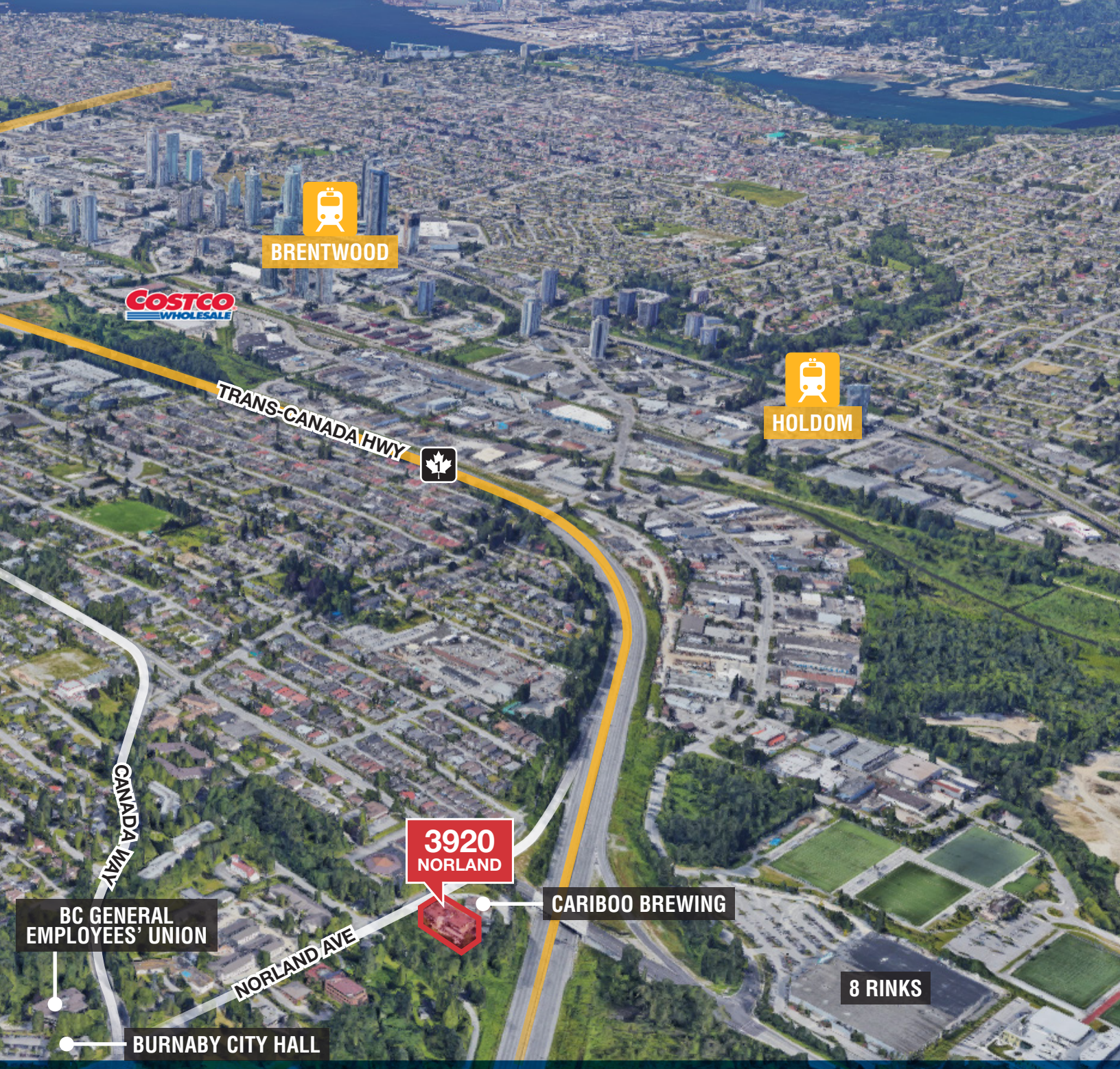
**Professionally Managed**

Martello Property Services Inc. manages 3920 Norland Avenue

**Improvements**

Main floor space  
 Unit 103 - Open Area, facing east





  
**BRENTWOOD**

  
**HOLDOM**

**COSTCO**  
WHOLESALE

**TRANS-CANADA HWY**  


**CANADA WAY**

**3920**  
**NORLAND**

**CARIBOO BREWING**

**8 RINKS**

**BC GENERAL  
EMPLOYEES' UNION**

**NORLAND AVE**

**BURNABY CITY HALL**

**Brian Mackenzie**  
Vice President, Leasing & Sales  
604 691 6618  
bmackenzie@naicommercial.ca

**NAI Commercial**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca