

FOR LEASE

# 3819 & 3821 STILL CREEK AVENUE

BURNABY, BC

Developed & Managed by

Beedie/

WHITES  
STUDIOS

Marketed by

AVISON  
YOUNG

# Large warehouse with office space, conveniently located near SkyTrain.

## OPPORTUNITY

Avison Young, in partnership with Beedie, is excited to present the exclusive opportunity to lease a 36,550 SF warehouse facility with office space in the highly sought-after Brentwood industrial area. This industrial property features two dock loading doors, one grade-level loading door, two floors of office space, 23' clear ceiling heights, and ample designated parking, supplemented by additional common parking stalls.

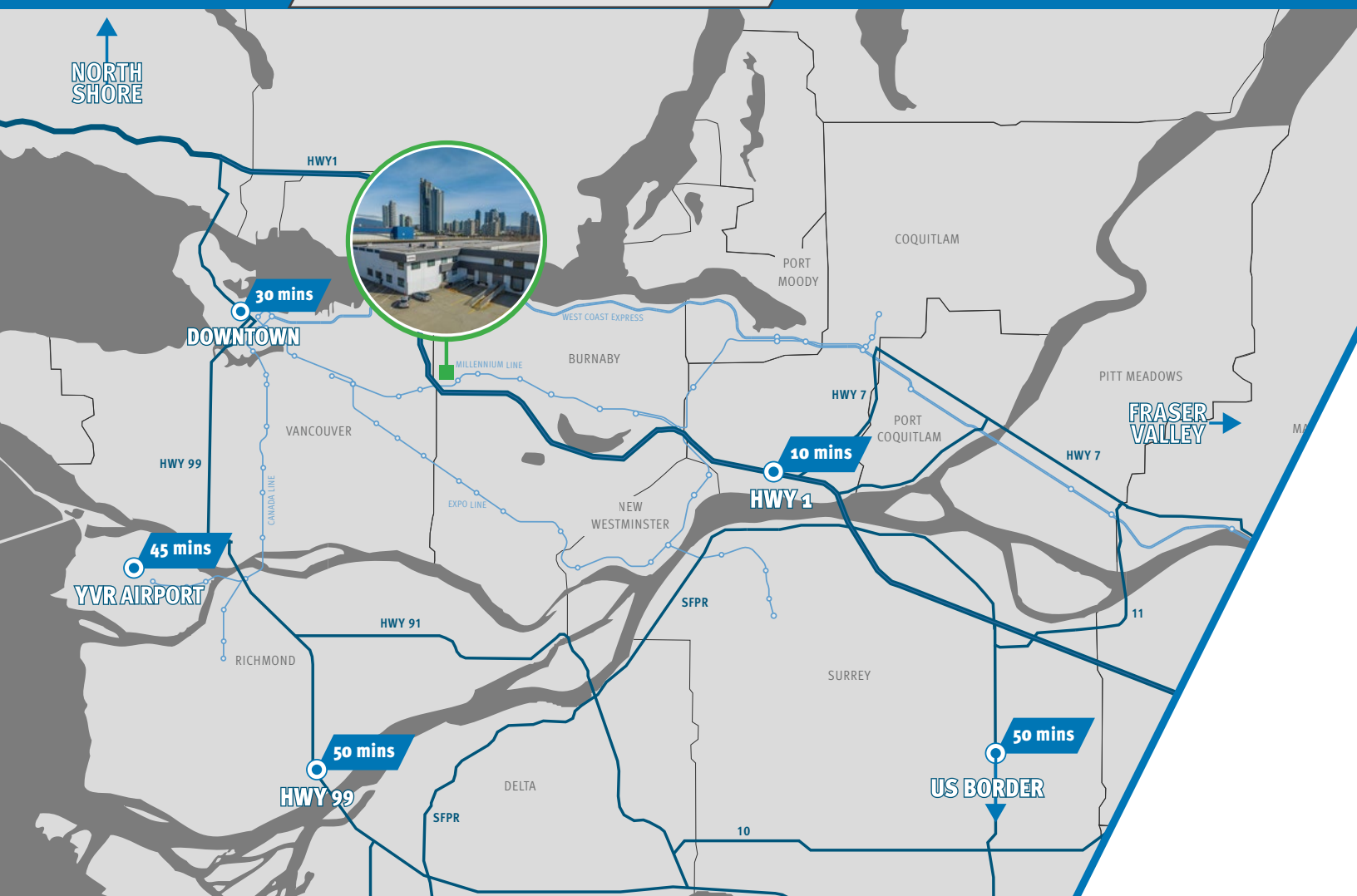
## LOCATION

Located alongside major transportation arteries such as the Trans-Canada Highway (Highway 1), Lougheed Highway (Highway 7), Hastings Street, Grandview Highway, and Boundary Road, this site provides effortless connectivity to Downtown Vancouver, the North Shore, the Tri-Cities, and the Fraser Valley. Its strategic positioning also provides convenient access to countless amenities and transit options, including nearby bus stops and the Gilmore SkyTrain Station, a mere 10-minute walk from the property.



### DRIVE TIMES

— Main Roads    — Public Transport



## PROPERTY OVERVIEW

AVAILABLE AREA	
Warehouse	30,899 SF
Ground Floor Office	4,638 SF
Second Floor Office	1,013 SF
<b>Total</b>	<b>36,550 SF</b>

**AVAILABLE**  
Immediately

- KEY FEATURES**
- Two (2) dock doors
  - One (1) grade door
  - One (1) man door ramp
  - 23' clear ceiling height
  - Twenty-seven (27) designated parking stalls

**LEASE RATE**  
\$20.95 PSF

**PHOTOS**  
For more property photos, [click here](#)

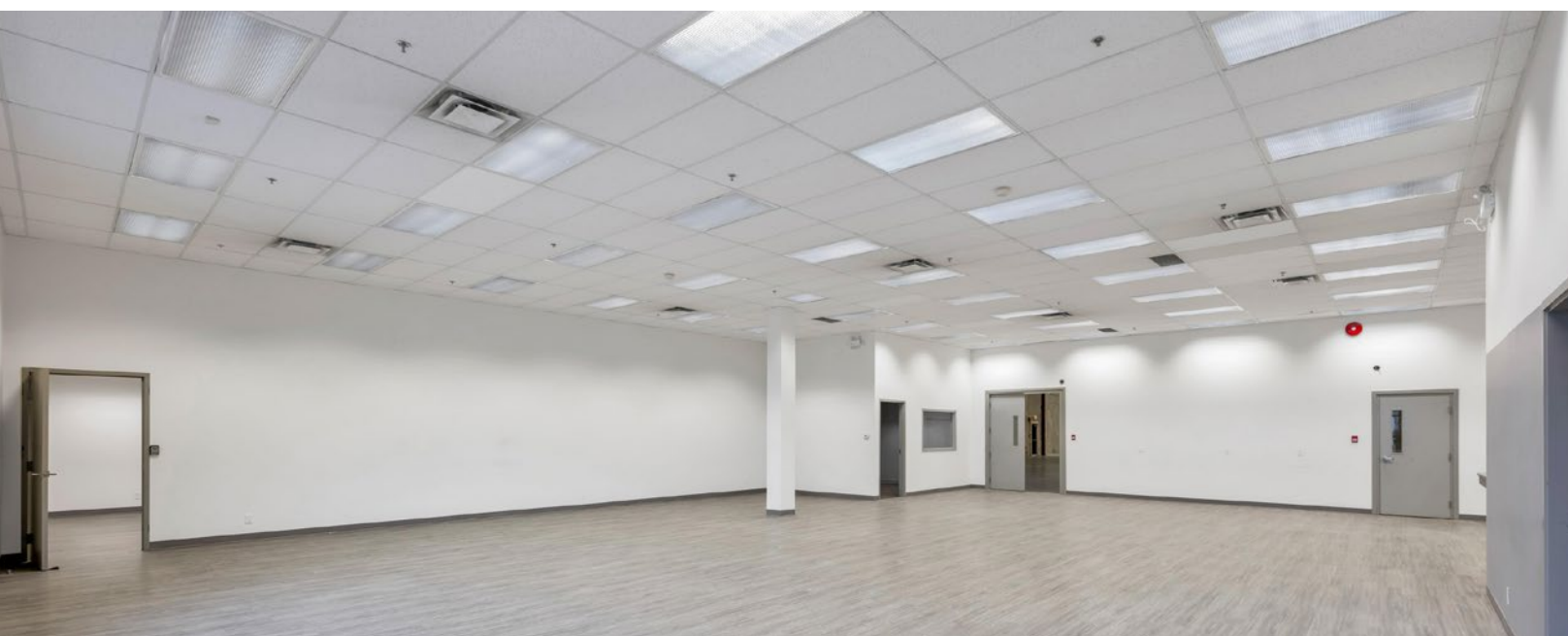
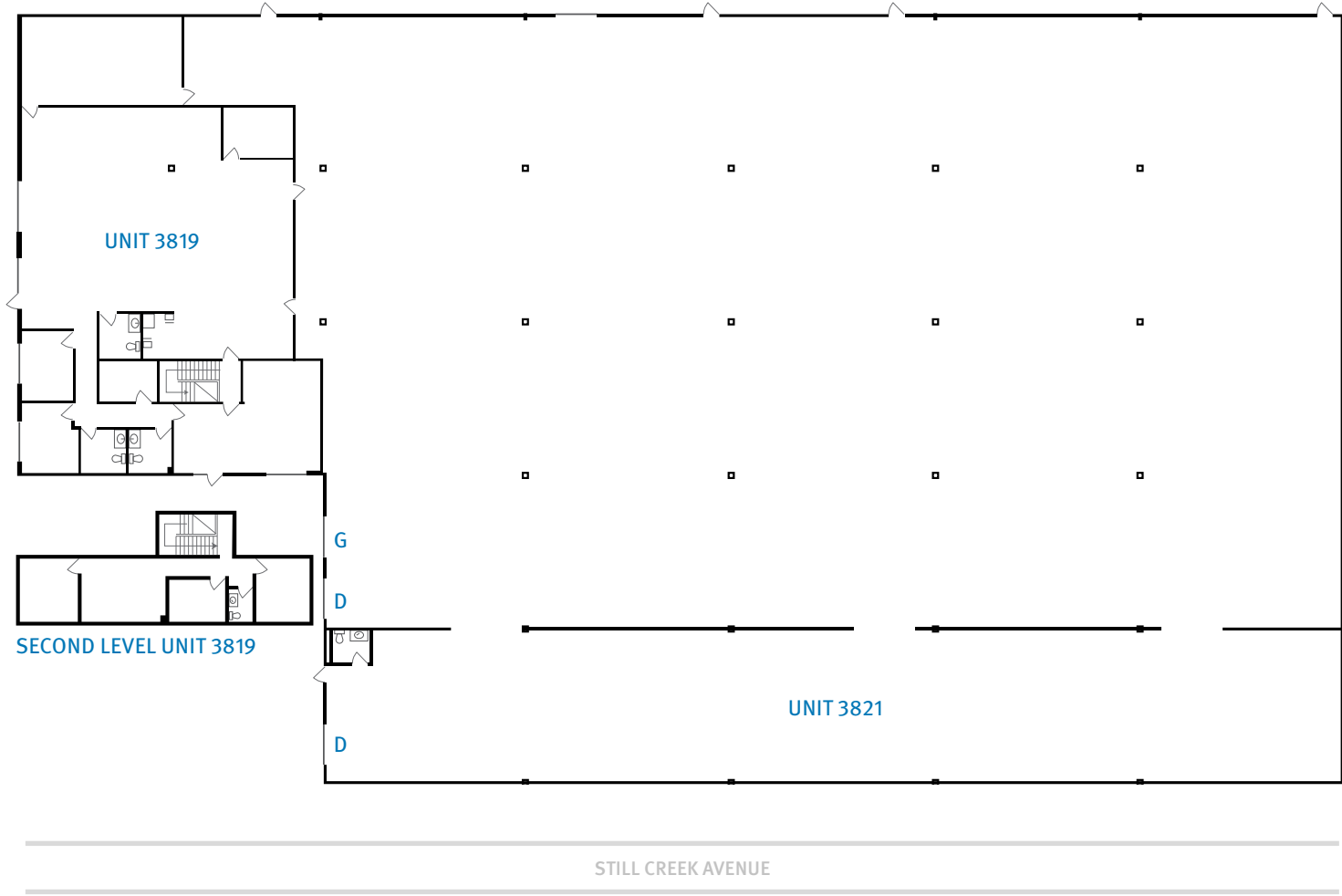
**TAXES & OPERATING COSTS**  
\$5.73 PSF + 5% mgt fee (2025 estimate)

**ZONING**  
M2 General Industrial

# FLOOR PLAN

## LEGEND

G = Grade Loading    D = Dock Loading





## ABOUT THE PROPERTY MANAGER

# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, and property managers, servicing 204 properties totaling nearly 16 million square feet of leasable space across British Columbia and Alberta. With decades of in-house property management experience, our dedicated and qualified team provides proactive and responsive service to our diverse portfolio of clients.

As Beedie grows its operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario and Las Vegas, Nevada.

[www.beedie.ca](http://www.beedie.ca)



# 3819 & 3821 STILL CREEK AVENUE BURNABY, BC

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**AVISON  
YOUNG**

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**Beedie/**

[www.beedie.ca](http://www.beedie.ca)