

Move-in ready Lab and Office space located
in central North Burnaby next to BCIT!

FOR SUBLEASE

4475

Wayburne Drive,
Burnaby BC



BRITISH COLUMBIA
INSTITUTE OF TECHNOLOGY

technologyplace



CONTACT

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4475 Wayburne Drive is centrally-located within Metro Vancouver, on the British Columbia Institute of Technology (BCIT) campus, and offers rare laboratory/office space that is ideal for science and technology tenants.

PROPERTY DETAILS

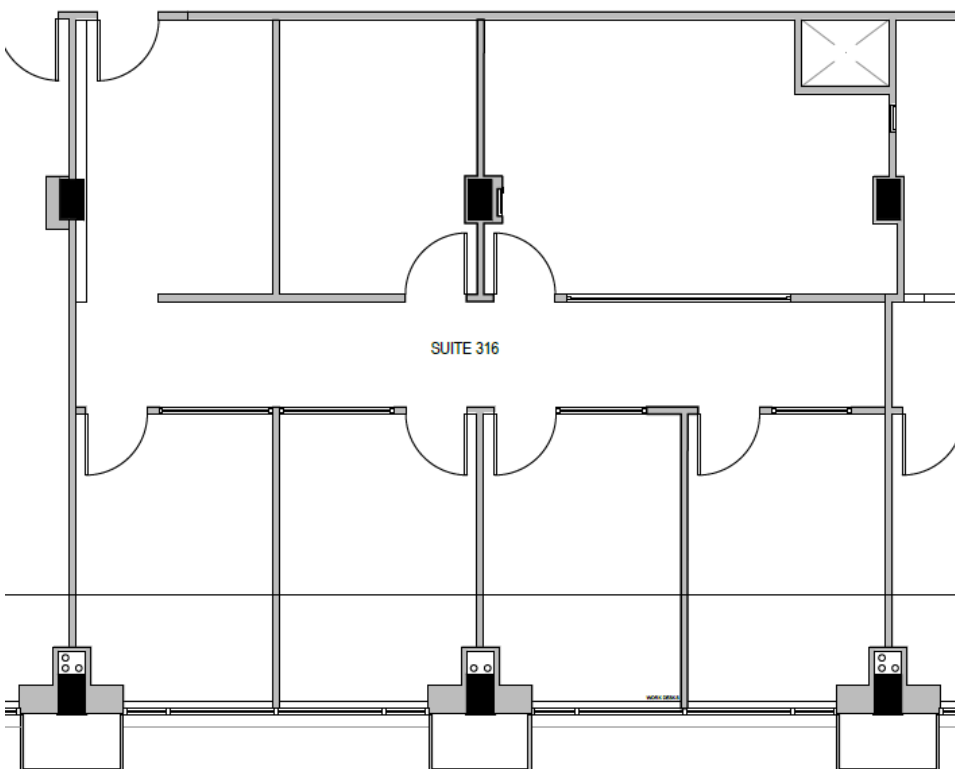
UNIT	316
BASIC RENT	Contact Listing Agent
AREA	1,629 SF
ADDITIONAL RENT	\$16.58 PSF (2023 est.)
AVAILABLE	Immediately
FURNITURE	Available
SUBLEASE EXPIRY	December 31, 2024

HIGHLIGHTS

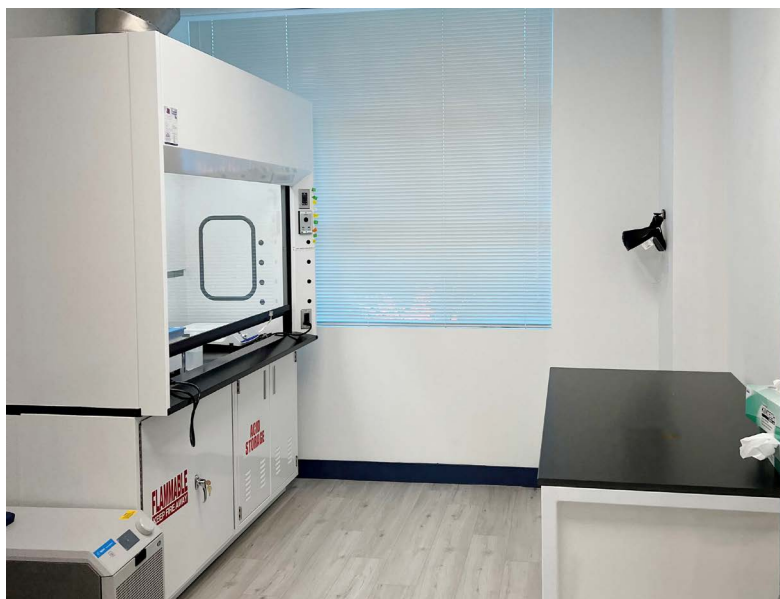
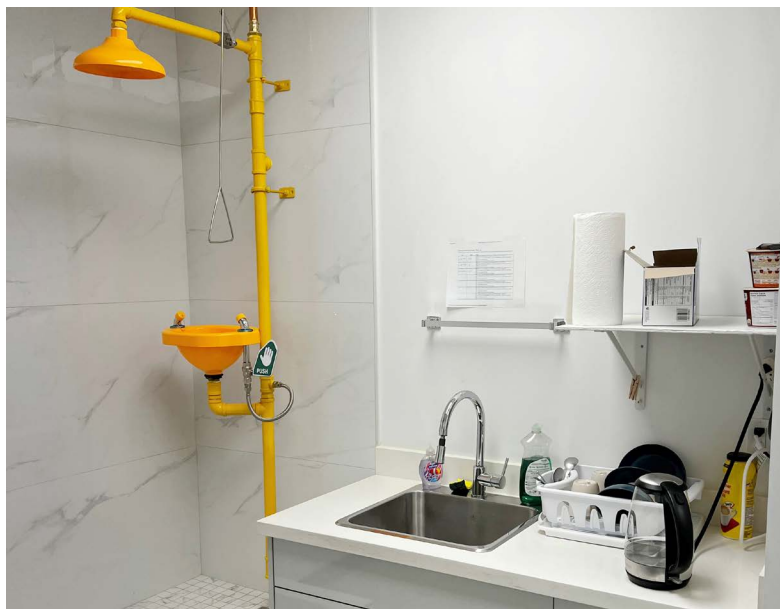
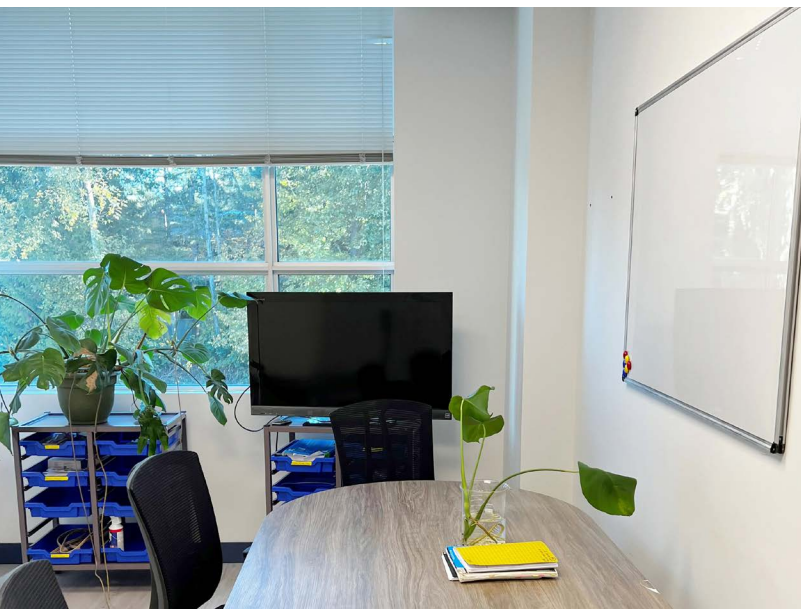
- Newly improved space
- Updated floors, paint, LED lights
- New kitchen and second workbench sink, and eyewash station
- One existing fume hood, potential for additional (to be verified)
- Existing lab equipment and furniture available (contact agent for full list)
- Purpose built-lab building

UNIT 316 | 1,629 SF*

- Newly improved lab and office space
- 5 lab rooms, offices or meeting rooms
- Currently 3 rooms used as lab/research
- Separate kitchen room
- Eyewash station
- Equipment available – contact agent for list



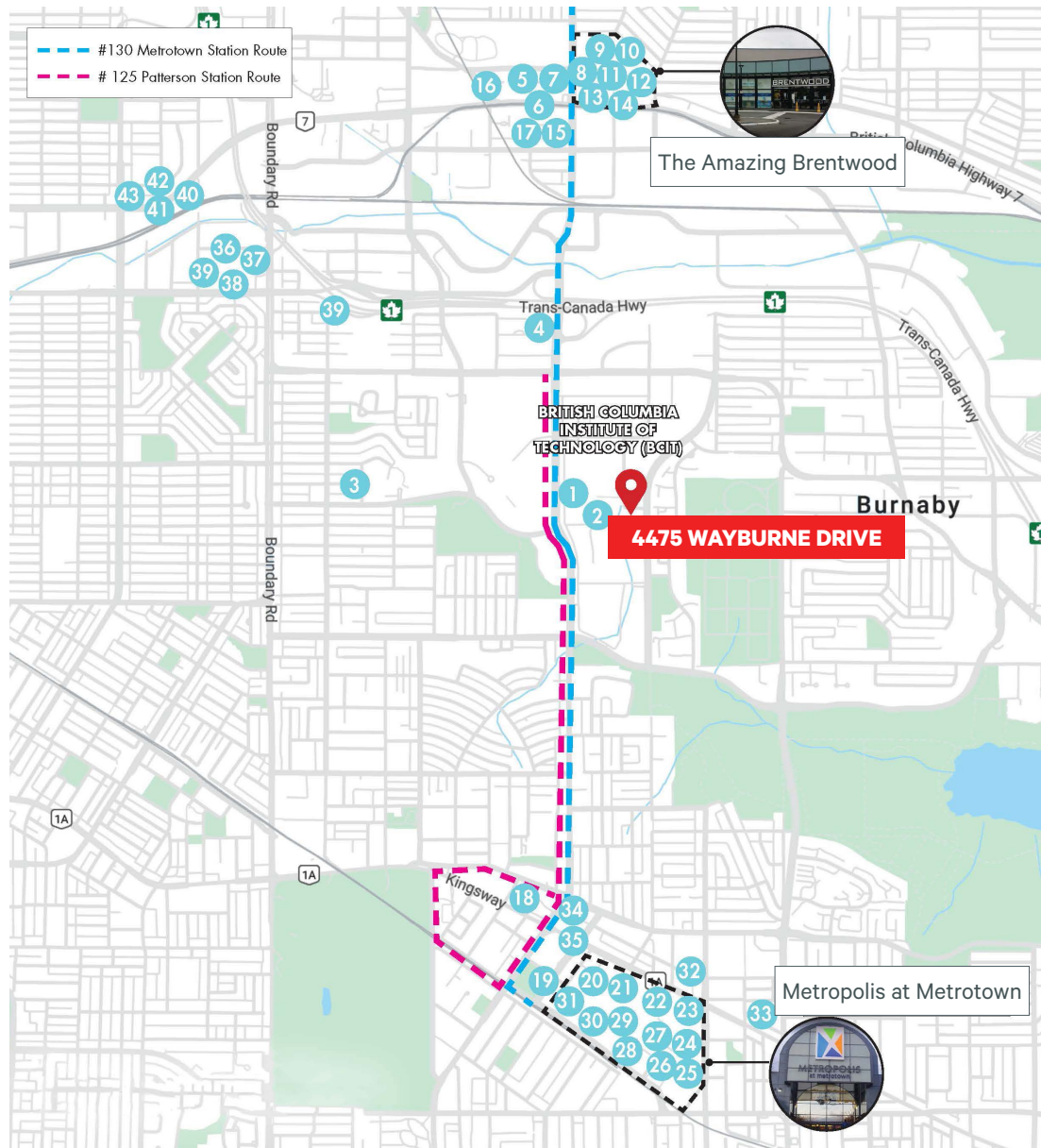
*Floor plan not to scale.



LOCATION

Surrounded by numerous amenities, the location provides convenient arterial access to the Trans-Canada Highway, Willingdon Avenue, and Boundary Road, and is surrounded by an array of grocery, retail stores, restaurants, gyms, and banks. With both the Millennium Line and Expo Line SkyTrain nearby, 4475 Wayburne Drive is accessible from virtually anywhere in Metro Vancouver.

1. BCIT Planetarium
2. BCIT Library
3. Burnaby Hospital
4. Grand Villa Casino Hotel
5. Cactus Club Cafe
6. JOEY
7. Brown's Social House
8. Rogers
9. La Taqueria Pinche
10. London Drugs
11. Champ's
12. Tim Hortons
13. CIBC
14. BMO
15. Whole Foods
16. Club16
17. BC Liquor Store
18. Earl's
19. Best Buy
20. Indigo
21. Sport Chek
22. Cineplex
23. H&M
24. UNIQLO
25. Oak & Fort
26. Cost Capital Savings
27. The Bay
28. ICBC
29. Banana Republic
30. Microsoft Store
31. Footlocker
32. Shoppers Drug Mart
33. Wholesale Club
34. Hilton Vancouver
35. The Crystal Mall
36. Canadian Tire
37. Walmart
38. Boston Pizza
39. PetSmart
40. Fitness Depot
41. BC Liquor Store
42. Broadway Tech Centre
43. Starbucks



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