

**AVISON  
YOUNG**

# For Sublease

Central Place

Suite 412 – 4370 Dominion Street, Burnaby, BC



**\$10.00 PSF NET RENT**

1,670 sf of premium office space  
for sublease in a highly accessible  
Burnaby office complex

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## Office space for sublease

**Central Place**  
Suite 412 – 4370 Dominion Street, Burnaby, BC

### PROPERTY DETAILS

#### SIZE

1,670 sf

#### SUBLEASE EXPIRY

September 29, 2027

#### NET RENT

\$10.00 psf

#### ADDITIONAL RENT

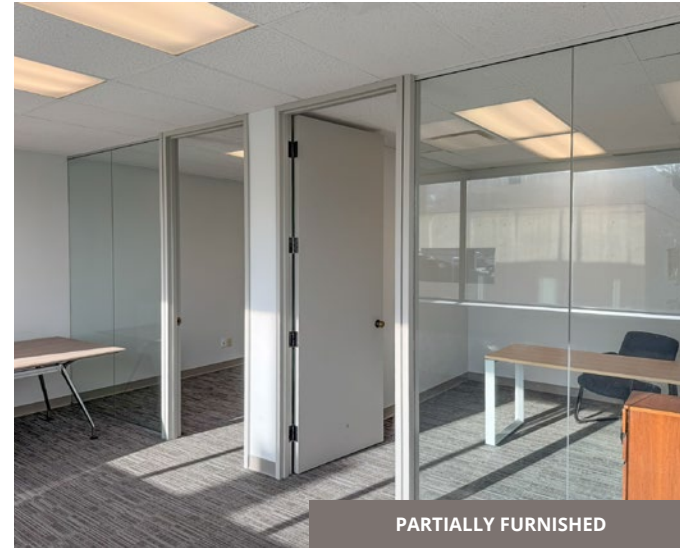
\$22.19 psf (2026 estimate)

#### AVAILABLE







Immediately

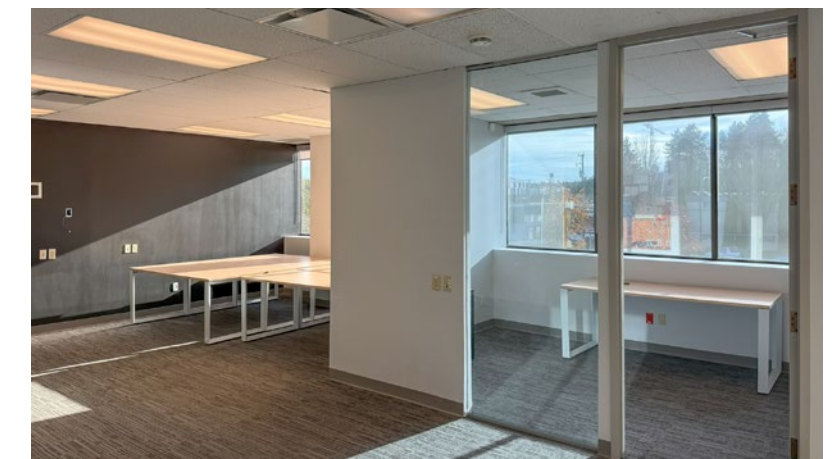
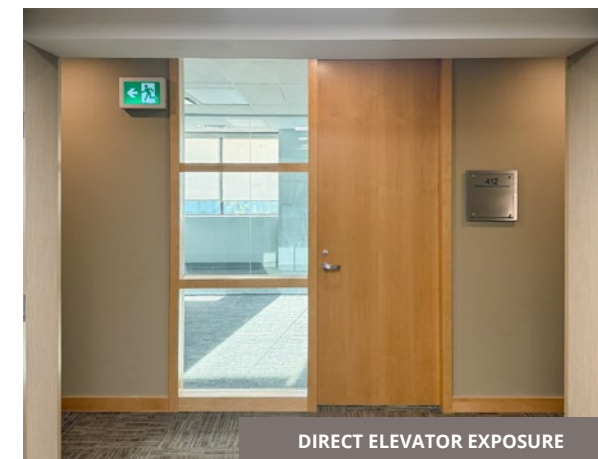
### LOCATION

Ideally positioned in Burnaby, Central Place offers exceptional connectivity and accessibility throughout Metro Vancouver. The property is strategically located near both Trans-Canada Highway and Willingdon Avenue, ensuring seamless access to Vancouver, New Westminster and Coquitlam. With Gilmore and Brentwood Town Centre SkyTrain stations just minutes away, commuting is effortless via two major transit lines. This modern, well-maintained office building features a recently upgraded common area with high-quality finishes and is conveniently located across from the Grand Villa Casino Hotel & Conference Centre, providing access to a wide variety of amenities and dining options.







### BUILDING FEATURES

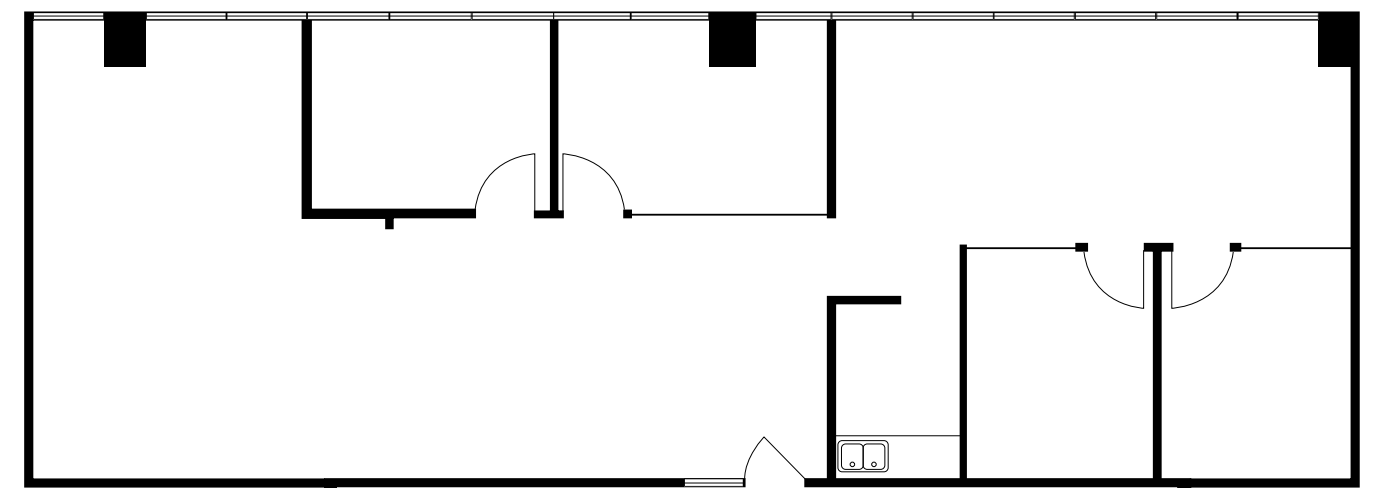
-  Proximity to Gilmore and Brentwood Town Centre SkyTrain stations
-  Ample parking
-  Bike storage
-  End-of-trip facilities
-  Recently updated common areas
-  24-hour access



### SUITE HIGHLIGHTS

-  Partially furnished
-  Three (3) offices
-  One (1) meeting room
-  Kitchenette
-  Open area
-  Direct elevator exposure

### FLOOR PLAN





**DRIVE TIMES**

- DOWNTOWN VANCOUVER**  
<20 minutes
- BRENTWOOD TOWN CENTRE**  
<5 minutes
- METROTOWN**  
<8 minutes
- YVR AIRPORT**  
<30 minutes

## Nearby amenities

- |                             |   |                           |
|-----------------------------|---|---------------------------|
| 1. The Keg Steakhouse + Bar | 6. Taste of Splendour Cafe & Catering           | 11. Whole Foods Market    |
| 2. McDonald's               | 7. Grand Villa Casino Hotel & Conference Centre | 12. Cactus Club Cafe      |
| 3. Costco Wholesale         | 8. Personas Patio Restaurant And Lounge         | 13. OEB Breakfast Co.     |
| 4. The Between Cafe         | 9. Tim Hortons                                  | 14. Brentwood Town Centre |
| 5. Prado Cafe               | 10. JOEY Burnaby                                |                           |

## Contact for more information

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