

LEASING OPPORTUNITY

Colliers

Commerce @ Citi

4445 Lougheed Highway,
Burnaby, BC

Blake Davies

Vice President

+1 604 694 7239

blake.davies@colliers.com



PROPERTY OVERVIEW

Elevated Office Space in the Heart of Brentwood

Central. Connected. Professional.

Flexible head lease options from 2,200 sf - 2,500 sf in one of Burnaby's most well-connected office buildings.

4445 Lougheed Highway is a professionally managed Class A office building located in the heart of Burnaby's Brentwood neighbourhood. Designed to support modern business needs, the property offers a high-quality office environment with efficient floor plates, strong natural light, and a range of on-site amenities that enhance the overall experience.

With focus on functionality, accessibility, and comfort, 4445 Lougheed Highway provides a professional setting ideally suited for a wide range of office users seeking a well-located and established business address within one of Burnaby's most dynamic commercial nodes.

Office Area	106,039 sf
Typical floor plate	11,000 sf
Additional Rent	\$16.72 psf (est. 2026)
Year built	2010 (recently renovated)
Floors	12
Class	A
Parking	Secure underground parking, 4 loading bays adjacent to service doors. 1 stall per 500 sf.
Environmental	LEED Platinum Certified



CURRENT AVAILABILITIES & DETAILS

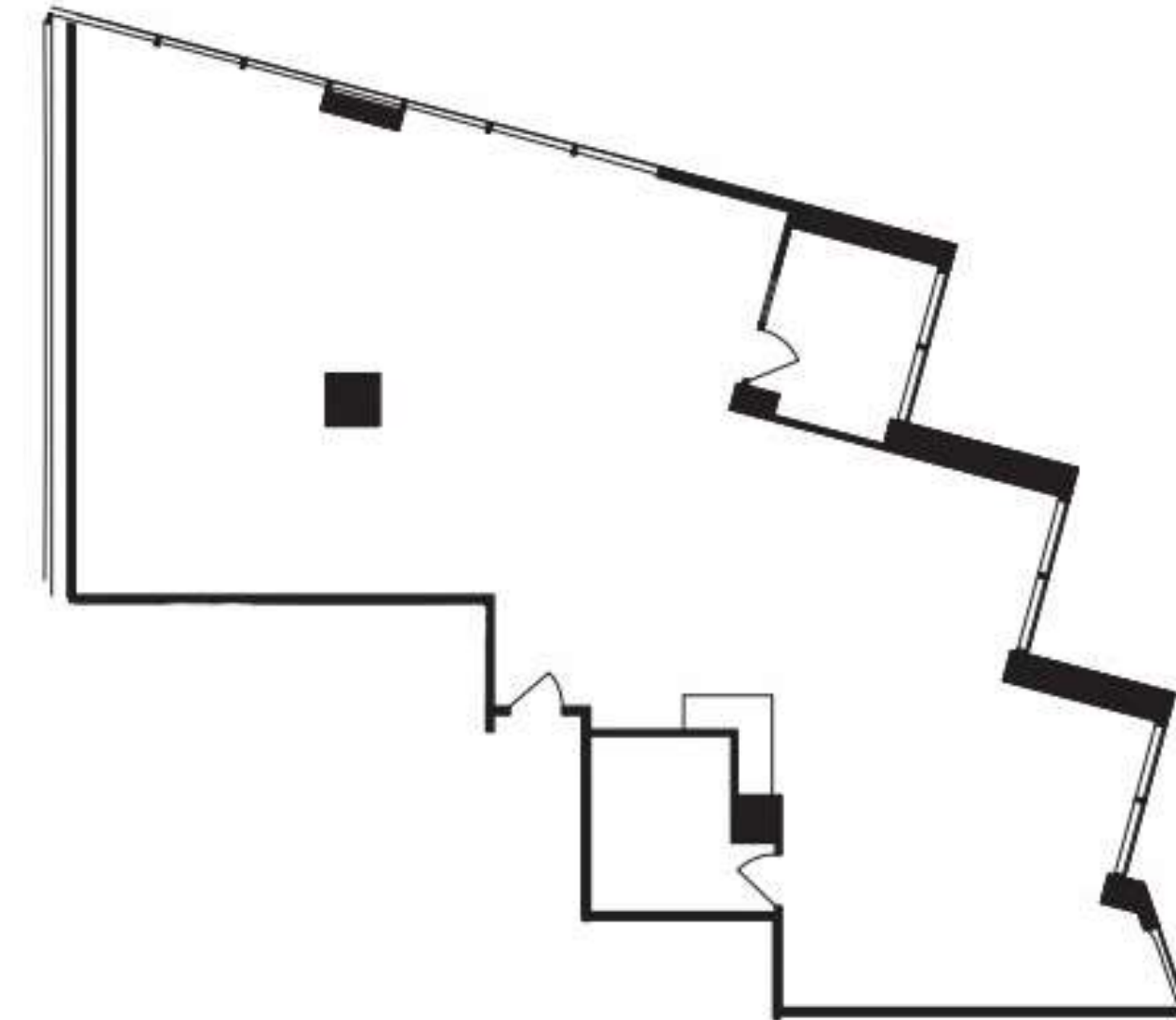
Limited, High-Quality Office Opportunities in Brentwood

Floor / Suite	Suite 320
Available Area	2,500 sf
Available	Immediately
Net Rent	Contact listing agent
Improvements	North east facing unit. Currently improved on a mostly open plan, with 2 private offices. Potential to add a kitchenette to the space.



FLOOR PLAN

Efficient Layouts to Fit Your Workplace Needs

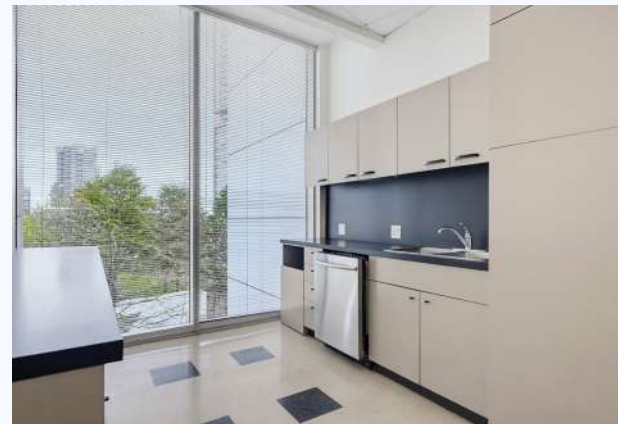


Suite 320
2,500 sf

CURRENT AVAILABILITIES & DETAILS

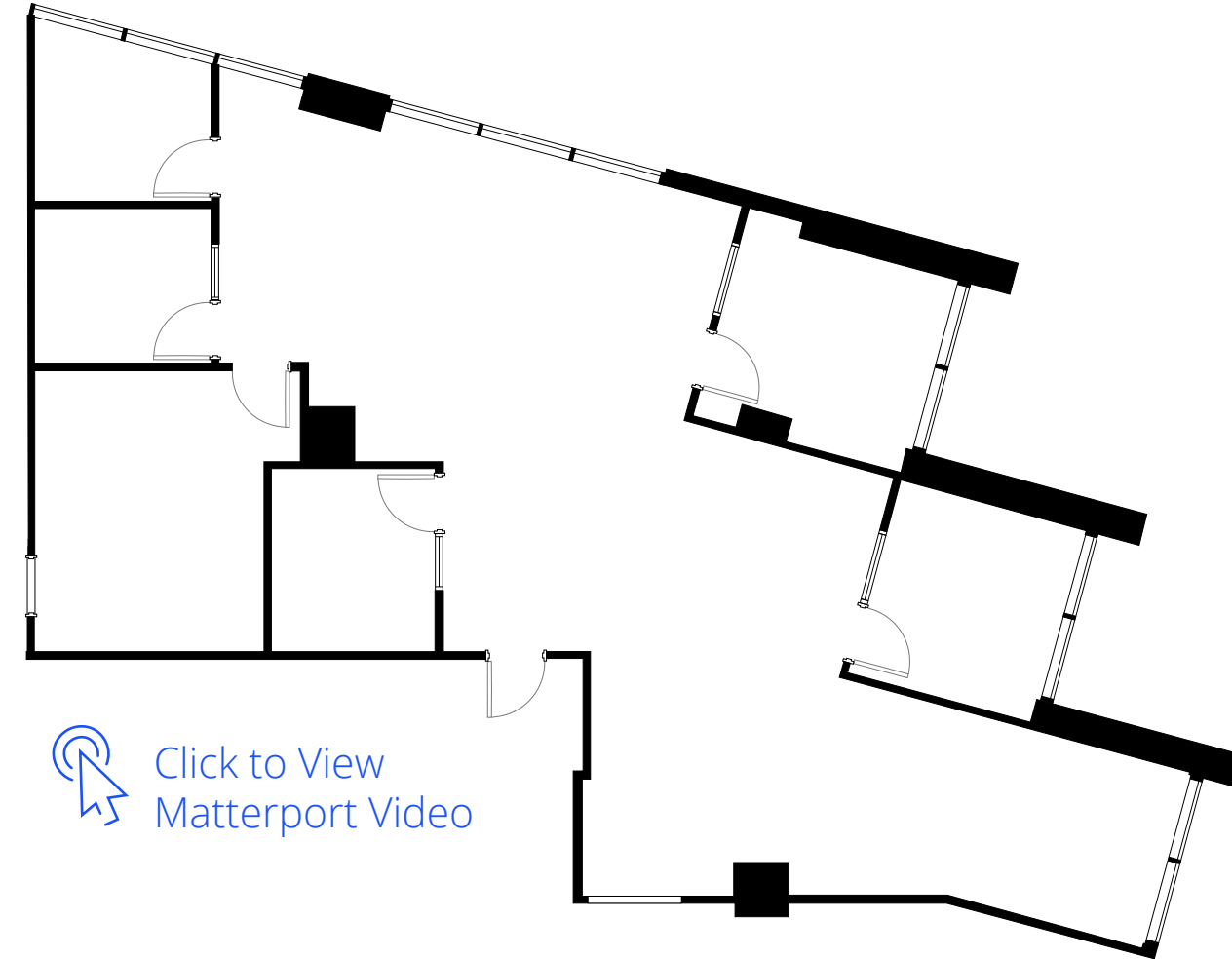
Elevated Office Opportunities in the Heart of Burnaby

Floor / Suite	Suite 402
Available Area	2,200 sf
Available	Immediately
Net Rent	Contact listing agent
Improvements	North east facing unit. Turnkey show suite with 5 private offices, boardroom, kitchen and open work area.



FLOOR PLAN

Flexible Layouts Tailored to Your Business Needs



 [Click to View Matterport Video](#)

Suite 402
2,200 sf

Convenience Built Into Your Workplace



Secured underground parking stalls



23,600 sf of ground floor restaurants & retailers



End-of-trip facilities with showers & lockers



LEED Platinum Certified



Secure bike storage



Security card access to building & parkade



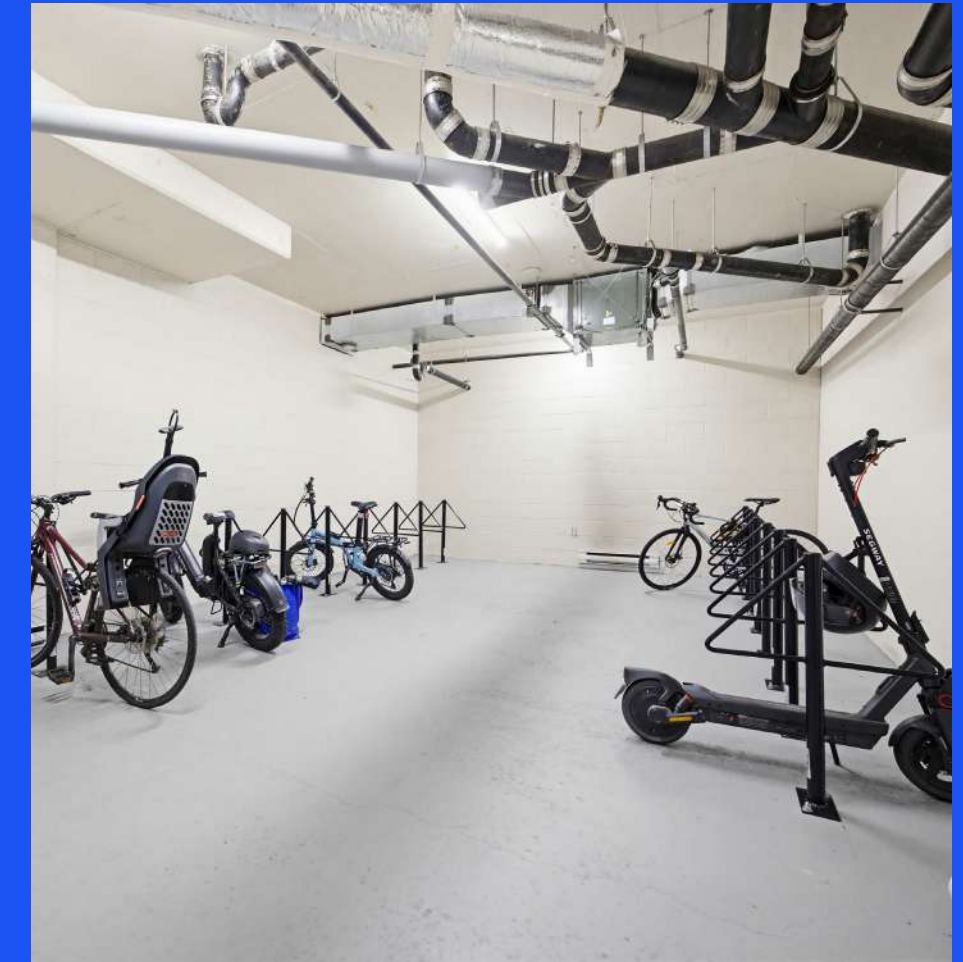
Walking distance to the Brentwood Town Centre Station



Located in the heart of Brentwood



Commerce @ Citi
Building Lobby



Commerce @ Citi
Secure Bike Storage

LOCATION OVERVIEW

A Central Burnaby Address with Unmatched Connectivity

Situated at the core of Brentwood, Commerce @ Citi offers exceptional connectivity and immediate access to one of Metro Vancouver's fastest-growing mixed-use communities. The property is just steps from The Amazing Brentwood and adjacent to the upcoming Gilmore Place. 4445 Lougheed Highway is located minutes from the Brentwood SkyTrain Station, providing direct connections to Downtown Vancouver, Metrotown and the Tr-Cities.

The building is prominently positioned along Lougheed Highway with convenient access to Highway 1, Boundary Road, and Willingdon Avenue, ensuring seamless regional connectivity.

Surrounded by a vibrant mix of retail, dining, and everyday amenities (including restaurants and retailers within the building), the area continues to experience significant residential and commercial growth, reinforcing its status as a key business hub within Burnaby.

01

minute

Walk to Brentwood
SkyTrain Station

03

minute

Walk to The Amazing
Brentwood

15

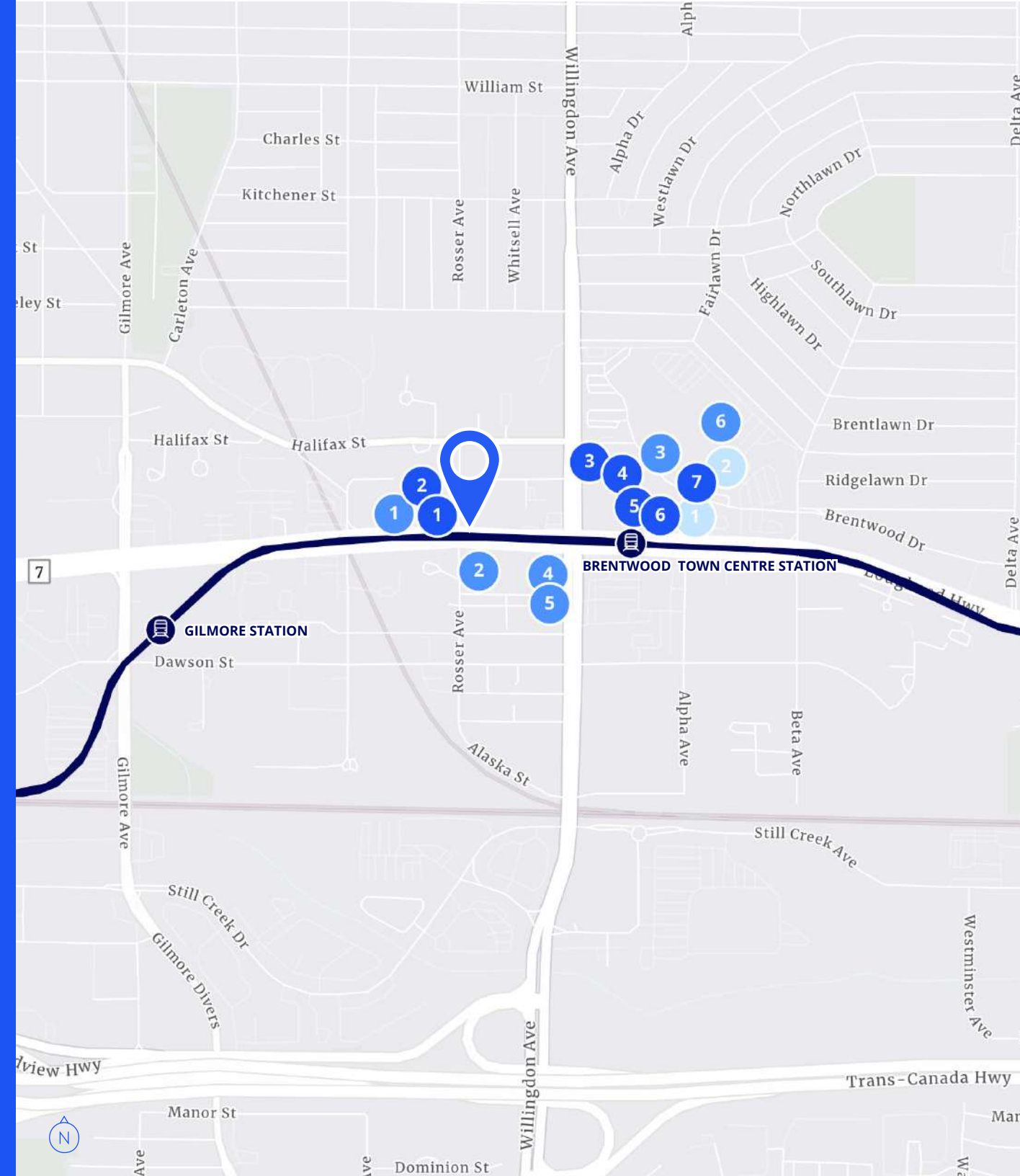
minute

Drive to Metropolis at
Metrotown

24

minute

Drive to Downtown
Vancouver



Restaurants, Bars & Cafes

- 1 Browns Socialhouse
- 2 JOEY Burnaby
- 3 Hello Nori
- 4 Tap & Barrel
- 5 Earls Kitchen + Bar
- 6 OEB Breakfast Co
- 7 JINYA Ramen Bar

Grocery & Retailers

- 1 Save-On-Foods
- 2 Whole Foods Market
- 3 London Drugs
- 4 Shoppers Drug Mart
- 5 BC Liquor Store
- 6 The Amazing Brentwood

Entertainment

- 1 Cineplex VIP Cinemas
- 2 The Rec Room



Colliers

1067 West Cordova Street, 11th Floor,
Vancouver, BC V6C 1C7
+1 604 681 4111

Blake Davies

Vice President
+1 604 694 7239
blake.davies@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver, BC.

collierscanada.com