

NEW - FOR LEASE

MCCONNELL CENTRE

Office | Showroom | Wholesale | Warehouse
4023 & 4033 MCCONNELL COURT, BURNABY, BC



DAVIES HALL
Group
RE/MAX CREST REALTY



STRATEGIC

SUSTAINABLE

SOPHISTICATED

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FOR LEASE – MCCONNELL CENTRE

4023 & 4033 MCCONNELL COURT, BURNABY, BC
THE HEART OF METRO VANCOUVER



THE LOCATION

Located in the center of Metro Vancouver in the heart of the rapidly expanding multi-purpose Residential, Commercial, Retail and Industrial districts of North Burnaby, **MCCONNELL CENTRE** enjoys quick and easy access to all major business points in the Lower Mainland via the Winston Slip, the Lougheed Highway and the Trans-Canada Highway.

THE OPPORTUNITY

MCCONNELL CENTRE is a newly developed, architecturally designed small-bay office, showroom, wholesale and warehouse complex in North Burnaby. Built for modern businesses, the project delivers high-quality, flexible space suited for a wide range of commercial uses. Position your business in one of Metro Vancouver's most central and accessible locations. **MCCONNELL CENTRE** offers efficient unit layouts, modern construction, and excellent connectivity to key business hubs across the Lower Mainland.

THE PROJECT

Vinson Holdings Development Team, in conjunction with **ARC Projects Ltd.**, has created this fantastic opportunity for successful companies to lease their own place of business at an affordable lease rate.

THE AMENITIES — within 10 minutes of driving time either East or West of Lougheed Highway

RESTAURANTS

- Earls
- Cactus Club
- The Keg
- Starbucks
- Joeys
- Tables
- Japanese & Asian cuisine
- ... plus more

BANKS

- BMO
- RBC
- TD Canada Trust
- Scotia Bank
- CIBC
- VanCity
- Gulf & Fraser
- National bank

RETAIL

- Costco
- Whole Foods
- London Drugs
- Sporting Life
- Telus
- Rogers
- BC Liquor Store
- Save on Foods

RETAIL

- Walmart
- Home Depot
- Canadian Tire
- Medical clinics
- Dental clinics
- Cineplex
- Fitness gyms
- Yoga Studios

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PARKING – Includes overhead loading door

See attached Pricing Sheet for parking

FEATURES

- Nicely finished fully air-conditioned second floor space with two private offices and open work areas
- Excellent LED lighting
- T-Bar ceiling and carpeting
- Two fully finished washrooms
- Coffee bar and sink
- 11' to 26' ceiling heights in warehouse area
- 100 amp, 240 volt, 3 phase electrical service
- 2 hour fire rated walls
- One (1) grade level loading door for each warehouse bay
- Insulated exterior concrete walls
- Concrete slab with design live load of 300 lbs. per sq. ft.
- Internet with options of services provided by either Rogers or Telus
- Conduits available for telephone wire / data cable

ZONING

M5 – Office / Showcase / Wholesale / Warehouse

LEASE RATES

See attached Pricing Sheet

OPERATING COSTS & PROPERTY TAXES

\$8.50* per sq. ft.

*Including Management Fee/Excluding Heat & Light

SITE PLAN

UNIT SQ. FT. & LEASE RATES – SEE ATTACHED PRICING SHEET



PRICING SHEET – BASIC RENT

4023 & 4033 MCCONNELL COURT, BURNABY, BC

4023 McConnell Court – Available August 2026

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ. FT.*	LEASE RATE PER SQ. FT.**	LEASE RATE PER MONTH**	PARKING STALLS***
100	-	1,486.16	1,486.16	\$25.00	\$3,096.17	3
101	1,041.78	-	1,041.78	\$25.00	\$2,170.38	1
102	1,843.36	956.94	2,800.30	\$25.00	\$5,833.96	3
103	1,782.00	895.58	2,677.58	\$25.00	\$5,578.29	3
104	1,782.00	895.58	2,677.58	\$25.00	\$5,578.29	3
105	1,500.00	834.17	2,334.17	\$25.00	\$4,862.85	3
106	1,332.61	691.05	2,023.66	\$25.00	\$4,215.96	3
107	1,477.39	720.70	2,198.09	\$25.00	\$4,579.35	2
108	1,342.00	697.58	2,039.58	\$25.00	\$4,249.13	2
109	1,342.00	697.58	2,039.58	\$25.00	\$4,249.13	2
110	1,342.00	697.58	2,039.58	\$25.00	\$4,249.13	2
111	1,270.84	660.59	1,931.43	\$25.00	\$4,023.81	2

4033 McConnell Court – Available August 2026

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ. FT.*	LEASE RATE PER SQ. FT.**	LEASE RATE PER MONTH**	PARKING STALLS***
201	1,020.69	1,200.00	2,220.69	\$25.00	\$4,626.44	3
202	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
203	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
204	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
205	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
206	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
207	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
208	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
209	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
210	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2
211	1,200.00	680.00	1,880.00	\$25.00	\$3,916.67	2

* Sq. ft. is estimated / ** Not including Operating Costs & Property Taxes / *** Parking includes loading area