

FOR LEASE

4385 Canada Way

Burnaby, British Columbia



SIZE

+/- 3,000 SF

BASIC RENT

\$23.50 PSF

ADD. RENT

\$8.00 PSF

AVAILABLE

Sep. 1, 2026

High-visibility ground-floor showroom, office and light industrial opportunity along the busy Canada Way corridor, benefiting from approximately 30,000 vehicles of daily exposure.

AJJ Holdings Ltd. | Landy Luan

604-377-6892 | bluelandy@hotmail.com

PROPERTY OVERVIEW

A bright, functional ground-floor unit with large front windows, open display area, showroom-style finishes and abundant natural light. The layout supports presentation, workspace, office use and operational needs within one efficient footprint.

Prominent Canada Way exposure gives tenants a strong branding opportunity, including exterior signage facing daily commuter traffic.

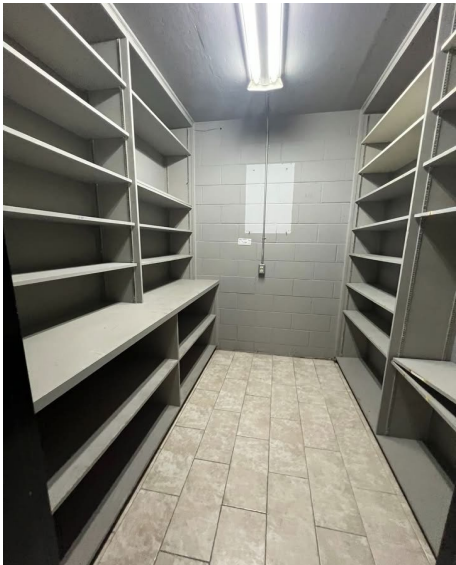


ZONING

New E1 Employment Zoning

Allows retail, office, showroom, fitness training, health and wellness, e-commerce, technology and many light industrial uses.

PHOTO GALLERY



LEASE HIGHLIGHTS

Location

- Prime central Burnaby location on Canada Way
- One block west of Willingdon Avenue
- Easy access to Highway 1, Lougheed Highway and Kingsway
- Approximately 30,000 vehicles daily exposure

Ideal Uses

Interior design or renovation showrooms
Tile, flooring, fireplace or building supply retailers
Furniture or home decor showrooms Contractor
offices with showroom component Architectural
product display studios

Lease Details

Size: +/- 3,000 sq.ft.
Basic rent: .50 / sq.ft. / year
Additional rent: .00 / sq.ft. / year
Available: September 1, 2026

Contact

Landy Luan
AJJ Holdings Ltd.
604-377-6892
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