

# SPERLING PLAZA

6400 & 6450 Roberts Street,  
Burnaby, BC



OFFICE SPACE  
FOR LEASE

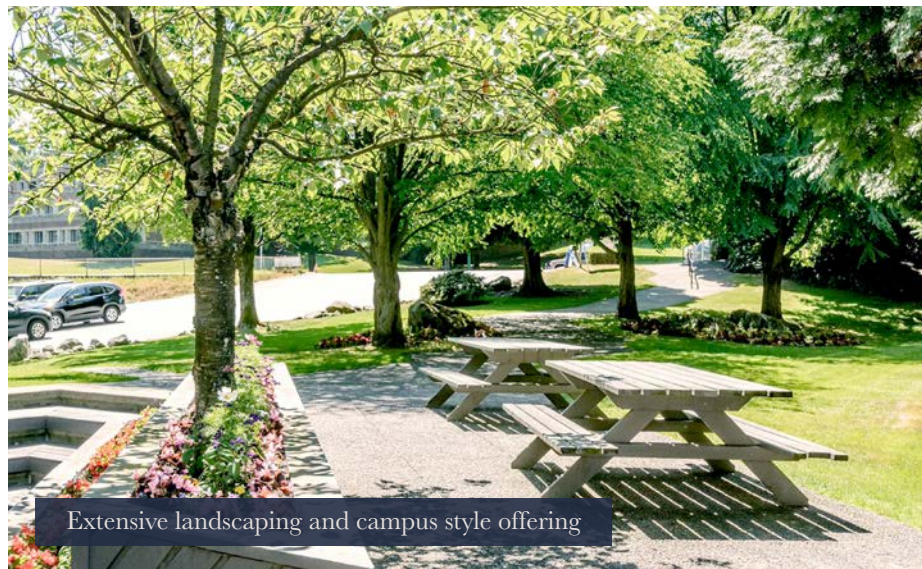




Fully renovated common areas



Fitness and end of trip facilities



Extensive landscaping and campus style offering



Modern office spaces



## NEWLY UPGRADED COMMON AMENITIES



On site café



Upgraded fitness facility



End of trip facilities



Secure bicycle storage



Abundance of on-site and street parking



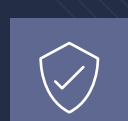
Extensive landscaping and outdoor seating



Daily shuttle bus service to Holdom SkyTrain Station



Fully renovated common areas and lobbies



Quality on-site management

## DETAILS



**ASKING RATE**  
Please contact  
listing agents



**ADDITIONAL RENT**  
\$16.35 psf/pa  
(2025 estimate)



**PARKING**  
1 stall per 500 s.f. leased  
\$65 random and \$95  
reserved



**TERM**  
Negotiable





SPERLING PLAZA

Representing the best value in Burnaby, Sperling Plaza is centrally located and immediately adjacent to Highway One, via the Canada Way Interchange. Sperling Plaza's strategic location offers fast and convenient access to all municipalities in Metro Vancouver.

An amenity rich environment, Sperling Plaza is a campus style office development that features extensive landscaping and shared green space, a newly upgraded fitness facility with end of trip facilities and a quality on-site café. Tenants of Sperling Plaza also enjoy a complimentary shuttle bus service that connects tenants of the plaza to the Holdom SkyTrain station during peak hours.

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