



MODERN OFFICE SPACE FOR SUBLEASE

#230 - 4321 STILL CREEK DRIVE, BURNABY, BC

WILLINGDON PARK

SITINGS REALTY LTD.

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1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8



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PROJECT SUMMARY

One of the premier suburban office parks in Metro Vancouver, Willingdon Park is comprised of 9 buildings totaling almost 1 million square feet of class A office space. The Park is strategically located at the Willingdon Interchange on Highway 1 while also being in close proximity to the Millennium Line.

Willingdon Park amenities include 3 restaurants, 4 fitness facilities, a half-court basketball court, a 1-mile running path, and convenient shuttle service to SkyTrain and all the amenities at The Amazing Brentwood.

BUILDING FEATURES



Class A Building with premium finishings



Two private balconies



Nearby amenities within Willingdon Park



On-site parking for tenants and visitors



4 fitness facilities and half-court basketball court on site



Shuttle service connecting Willingdon park to the Skytrain and Brentwood Mall





DETAILS

✚ Rentable Area: 9,803 SF

✚ Available: Immediately

✚ Base Rent: Contact Listing Agents

✚ Expiry: March 30, 2029

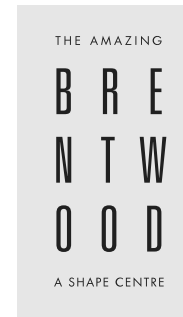
✚ Additional Rent: Contact Listing Agents

✚ Furniture Included

DEMOGRAPHICS

DRIVE TIME	5 MIN	10 MIN	12 MIN
2025 Population	36,177	283,113	429,000
2030 Populations Projection	37,770	295,123	445,593
2025 Daytime Population	66,110	283,909	408,970
2025 Average HH Income	\$127,148	\$127,094	\$127,452

AREA AMENITIES



CONTACT

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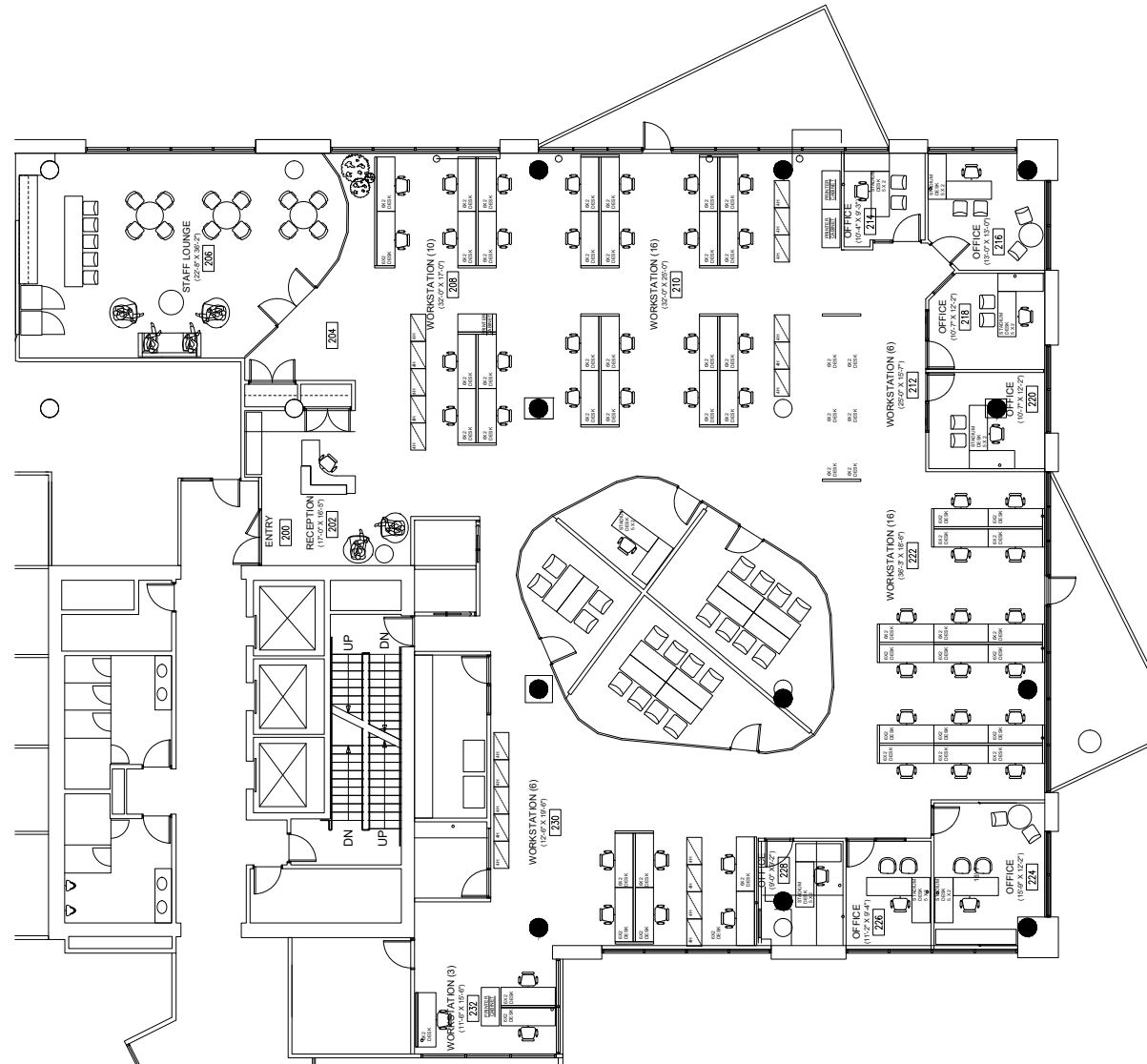
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FLOOR PLAN

✚ Improvements Include:

- 7 perimeter offices
- 2 corner offices
- 57 workstations
- 4 boardrooms
- Staff lounge
- Reception
- Copy/storage



PHOTOS - INTERIOR



PHOTOS - BALCONIES & EXTERIOR

