

502 - 4180 LOUGHEED HIGHWAY, BURNABY
OFFICE SUITE STEPS WAY FROM GILMORE STATION

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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502 4180 Lougheed Highway

For Sublease

The Property features a reception area, conference room, kitchenette with server/storage space, and five private offices. The layout is efficient with a clear separation between client-facing and back-of-house areas.



Sublease opportunity in Lougheed Commerce Court, managed by Onni Group



Functional layout with reception, conference room, kitchenette, and 5 private offices



Steps from Gilmore Station (Millennium Line) with direct access to Highway 1



Surrounded by premier dining, fitness, and retail in the heart of Brentwood



Salient Facts

SIZE BREAKDOWN

+/- 1,906 SF

PARKING

4 unreserved stalls at prevailing market rates

BASIC RENT

\$31.00/FT

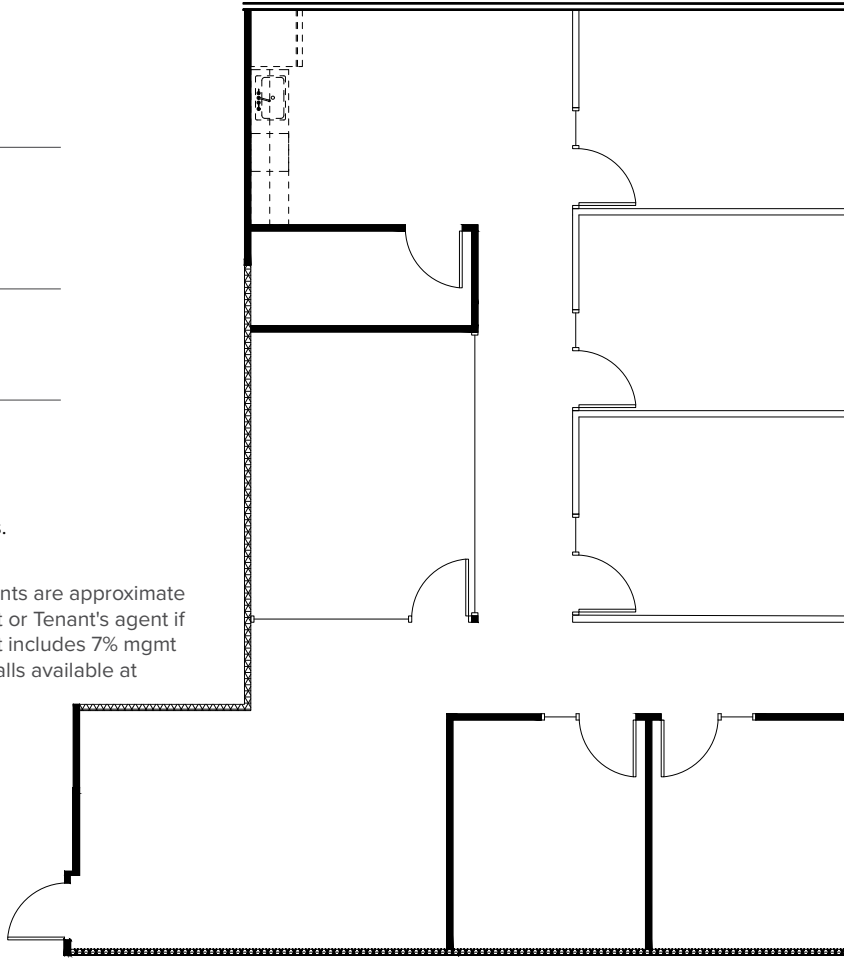
ADDITIONAL RENT*

\$14.24/FT

*Incl. 7% mgmt fee on basic rent.

Parking at prevailing market rates.

** NO TOUCHBASE ** Measurements are approximate and shall be verified by the Tenant or Tenant's agent if deemed important. Additional rent includes 7% mgmt fee on basic rent. 4 unreserved stalls available at prevailing market rates.





Steps Away From Gilmore Station

Located mid-block between Gilmore and Madison Avenue on Lougheed Highway, Commerce Court sits at the centre of Brentwood, one of the fastest-growing and most transit-accessible neighbourhoods in Metro Vancouver. The property is directly adjacent to Gilmore Station on the Millennium Line, minutes from Highway 1 by car, and fronts the Central Valley Greenway cycling route connecting Downtown Vancouver to New Westminster. The surrounding area includes The Amazing Brentwood, Whole Foods, JOEY Burnaby, Cactus Club Cafe, White Spot, Browns Socialhouse, Club16 Trevor Linden Fitness, and Staples, among many others.

Adjacent to Gilmore Station (Millennium Line). Minutes from Highway 1 by car. Located on the Central Valley Greenway cycling route connecting Downtown Vancouver to New Westminster. Bus connections available on Lougheed Highway.

For More Information, Contact

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