

LEASING OPPORTUNITY

Colliers

Commerce @ Citi

4445 Lougheed Highway,
Burnaby, BC

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PROPERTY OVERVIEW

Elevated Office Space in the Heart of Brentwood

Central. Connected. Professional.

Flexible head lease options from 2,200 sf - 2,500 sf in one of Burnaby's most well-connected office buildings.

4445 Lougheed Highway is a professionally managed Class A office building located in the heart of Burnaby's Brentwood neighbourhood. Designed to support modern business needs, the property offers a high-quality office environment with efficient floor plates, strong natural light, and a range of on-site amenities that enhance the overall experience.

With focus on functionality, accessibility, and comfort, 4445 Lougheed Highway provides a professional setting ideally suited for a wide range of office users seeking a well-located and established buisness address within on of Burnaby's most dynamic commercial nodes.

Office Area	106,039 sf
Typical floor plate	11,000 sf
Additional Rent	\$17.35 psf (est. 2026)
Year built	2010 (recently renovated)
Floors	12
Class	A
Parking	Secure underground parking, 4 loading bays adjacent to service doors. 1 stall per 500 sf.
Environmental	LEED Platinum Certified



CURRENT AVAILABILITIES & DETAILS

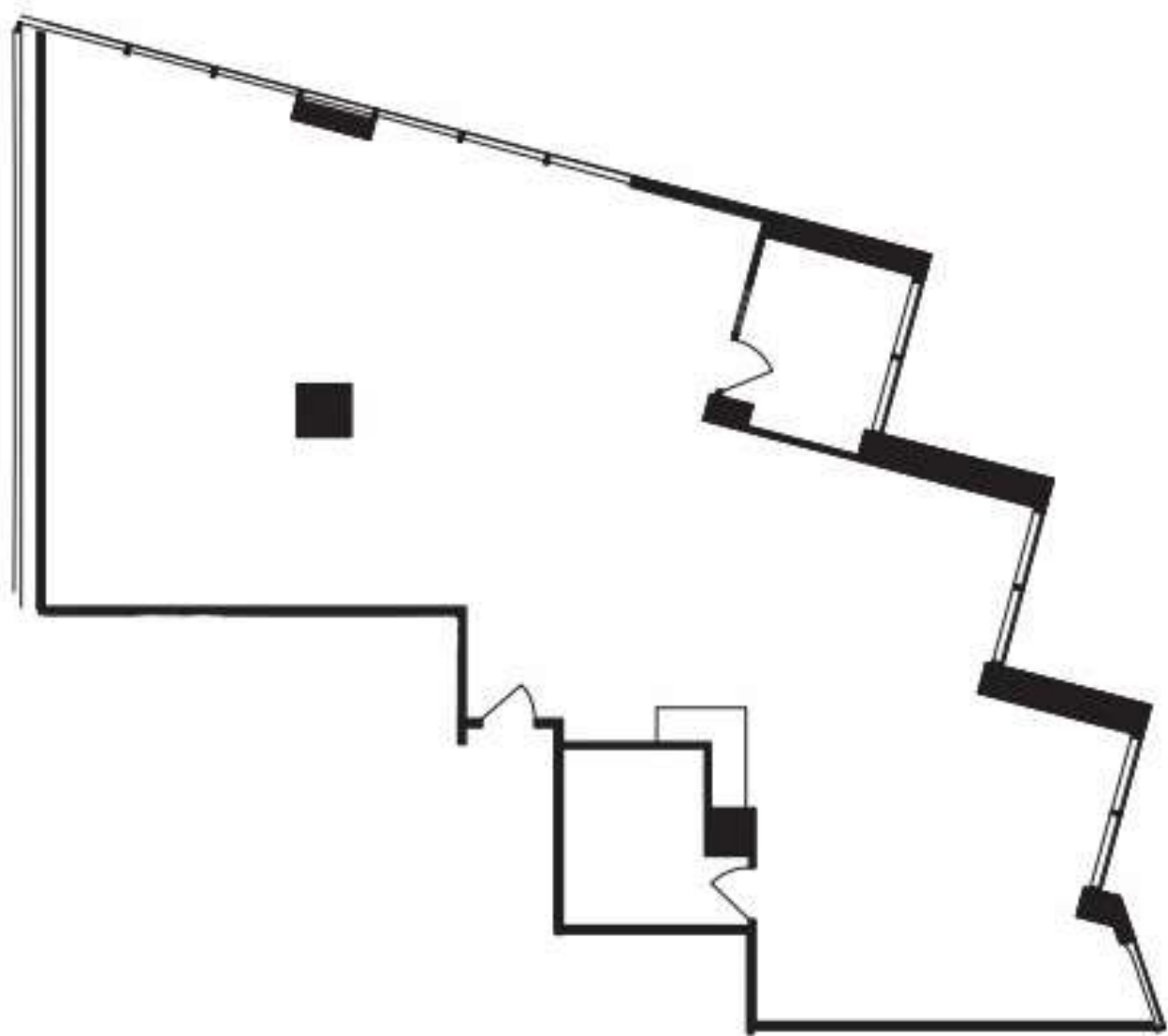
Prime Office Space Available in Brentwood

Floor / Suite	Suite 320
Available Area	2,500 sf
Availabile	Immediately
Net Rent	Contact listing agent
Improvements	North east facing unit. Currently improved on a mostly open plan, with 2 private offices. Potential to add a kitchenette to the space.



FLOOR PLAN

Efficient Layouts to Fit Your Workplace Needs



Suite 320
2,500 sf

CURRENT AVAILABILITIES & DETAILS

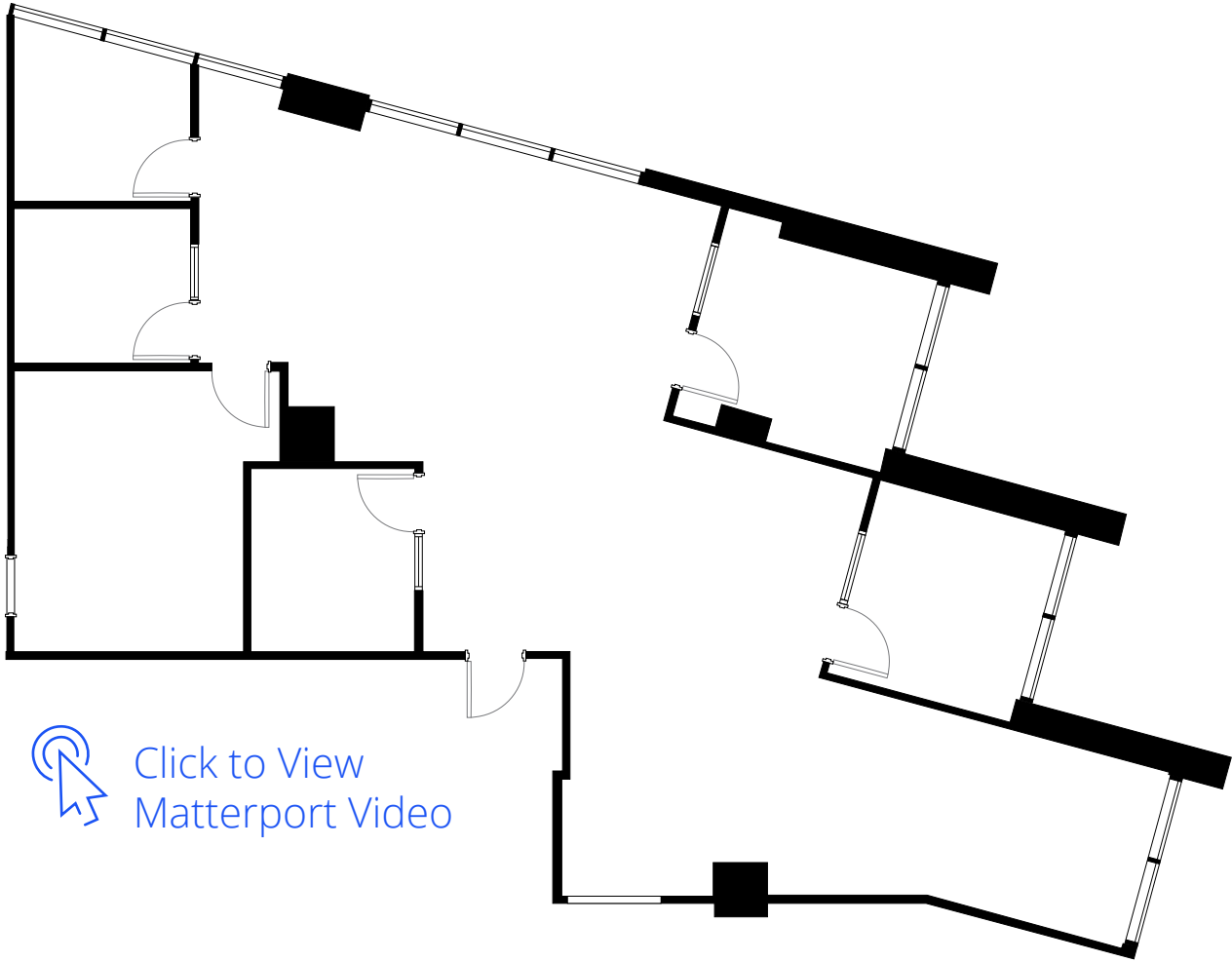
Elevated Office Opportunities in the Heart of Burnaby

Floor / Suite	Suite 402
Available Area	2,200 sf
Availabile	Immediately
Net Rent	Contact listing agent
Improvements	North east facing unit. Turnkey show suite with 5 private offices, boardroom, kitchen and open work area.



FLOOR PLAN

Flexible Layouts Tailored to Your Business Needs



 [Click to View Matterport Video](#)

Suite 402
2,200 sf

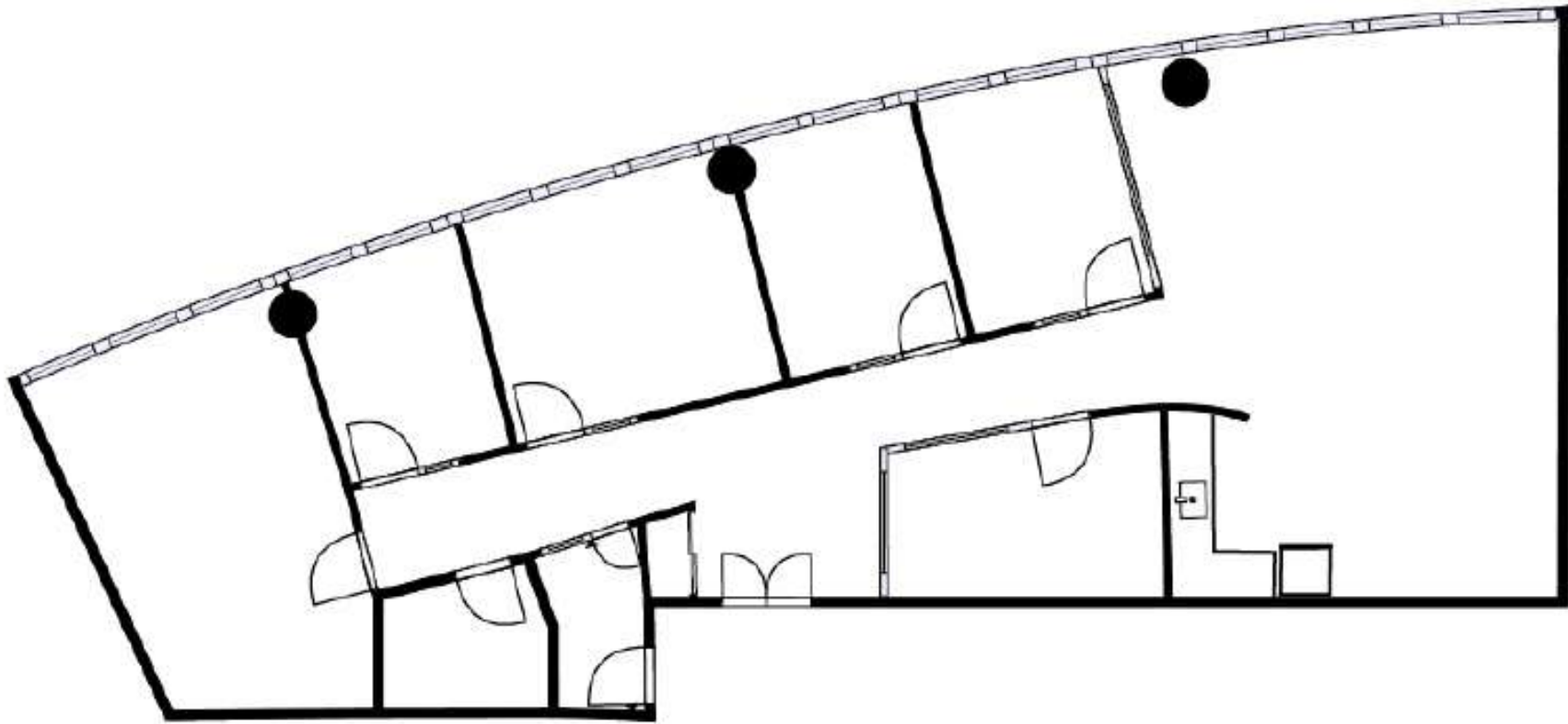
CURRENT AVAILABILITIES & DETAILS

Premium Office Opportunities in the Heart of Brentwood

Floor / Suite	Suite 301
Available Area	2,473 sf
Availabile	January 1st, 2027
Net Rent	Contact listing agent
Improvements	Improved with 4 private offices, boardroom, meeting room, kitchenette, phone room, storage and open work area. Southwest facing suite with views over Loughheed Highway.

FLOOR PLAN

Move-in Ready Office Space



Suite 301
2,473 sf

Convenience Built Into Your Workplace



Secured underground parking stalls



End-of-trip facilities with showers & lockers



Secure bike storage



Walking distance to the Brentwood Town Centre Station



23,600 sf of ground floor restaurants & retailers



LEED Platinum Certified



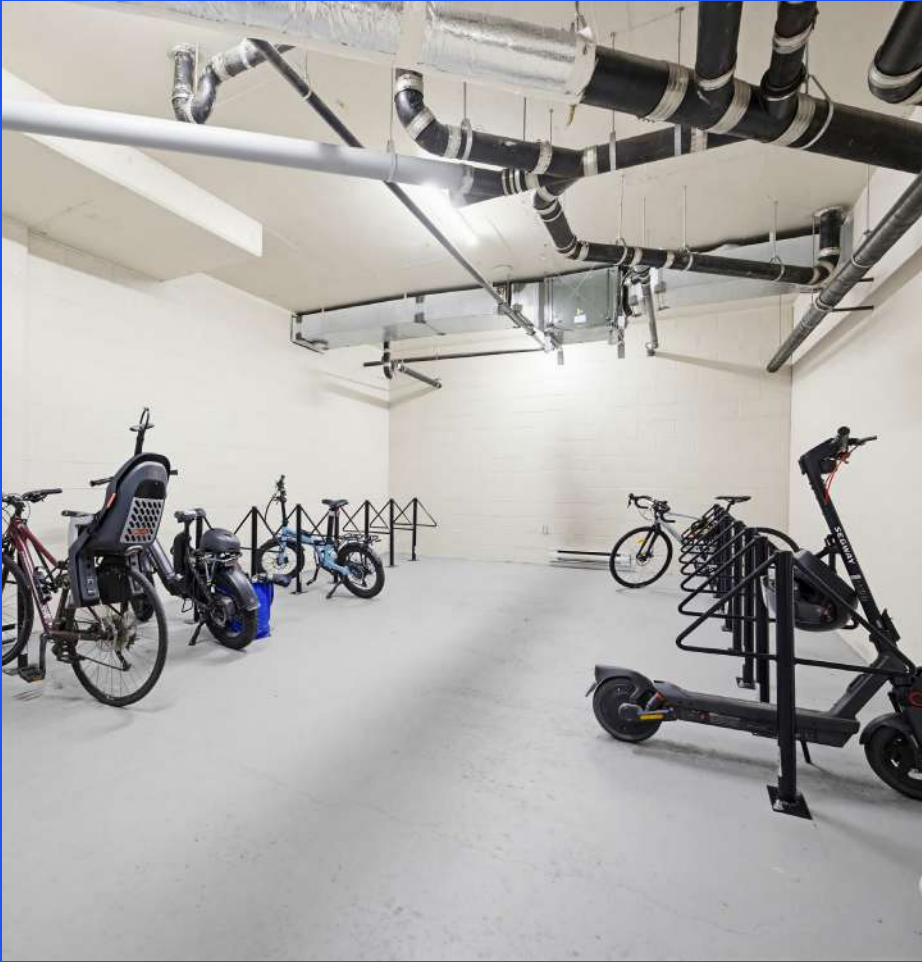
Security card access to building & parkade



Located in the heart of Brentwood



Commerce @ Citi
Building Lobby



Commerce @ Citi
Secure Bike Storage

LOCATION OVERVIEW

A Central Burnaby Address with Unmatched Connectivity

Situated at the core of Brentwood, Commerce @ Citi offers exceptional connectivity and immediate access to one of Metro Vancouver’s fastest-growing mixed-use communities. The property is just steps from The Amazing Brentwood and adjacent to the upcoming Gilmore Place. 4445 Lougheed Highway is located minutes from the Brentwood SkyTrain Station, providing direct connections to Downtown Vancouver, Metrotown and the Tr-Cities.

The building is prominently positioned along Lougheed Highway with convenient access to Highway 1, Boundary Road, and Willingdon Avenue, ensuring seamless regional connectivity.

Surrounded by a vibrant mix of retail, dining, and everyday amenities (including restaurants and retailers within the building), the area continues to experience significant residential and commercial growth, reinforcing its status as a key business hub within Burnaby.

01

minute

Walk to Brentwoond
SkyTrain Station

03

minute

Walk to The Amazing
Brentwood

15

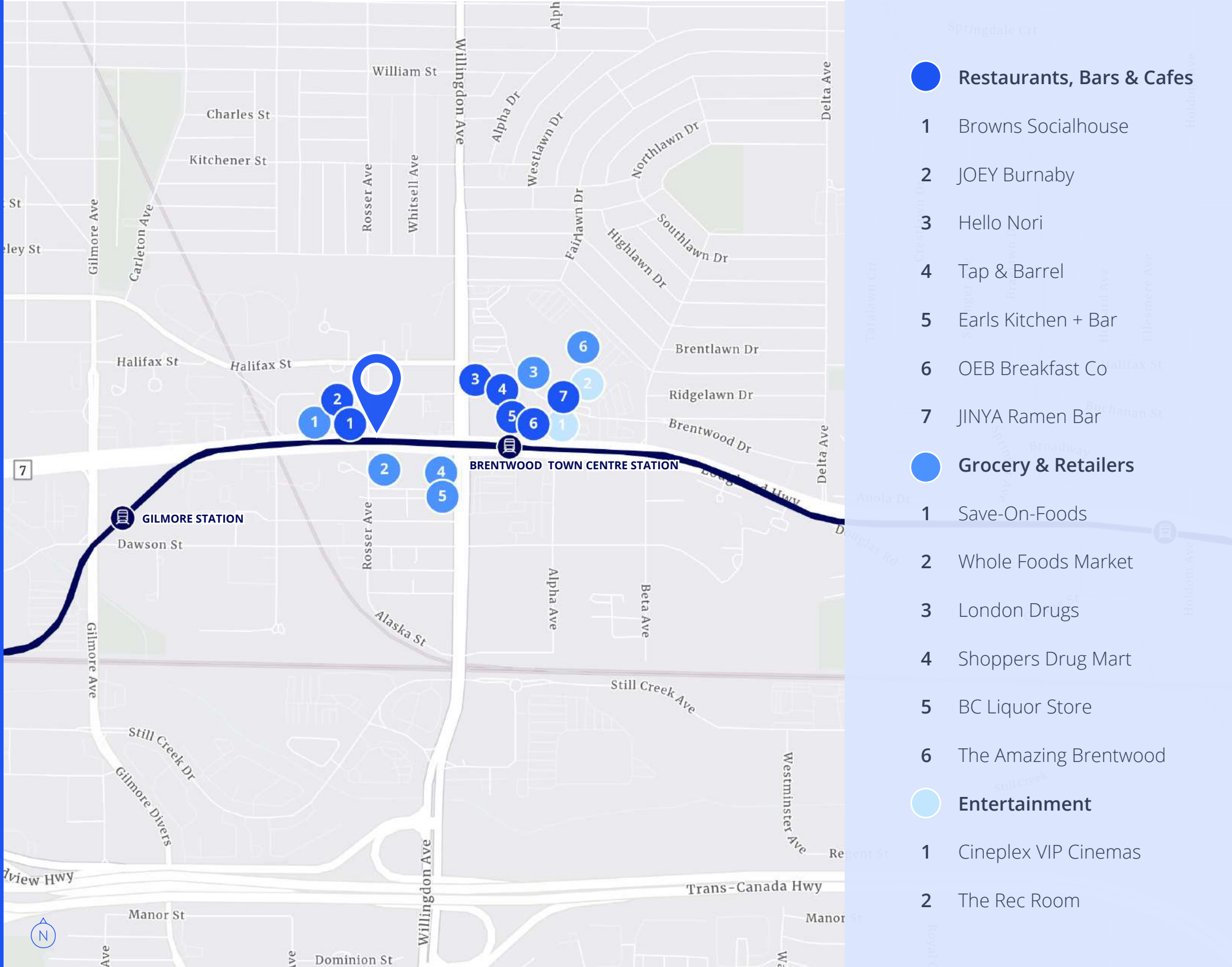
minute

Drive to Metropolis at
Metrotown

24

minute

Drive to Downtown
Vancouver





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