

**AVISON
YOUNG**

For Sublease

Lougheed Commerce Court II
4190 Lougheed Highway, Burnaby, BC



SUITE 300

2,924 sf of newly renovated office space with open ceilings and ample natural light in Burnaby's Brentwood district

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Office space for sublease

Lougheed Commerce Court II
4190 Lougheed Highway, Burnaby, BC

PROPERTY DETAILS

SUITE 300
2,924 sf

AVAILABLE
30 days' notice

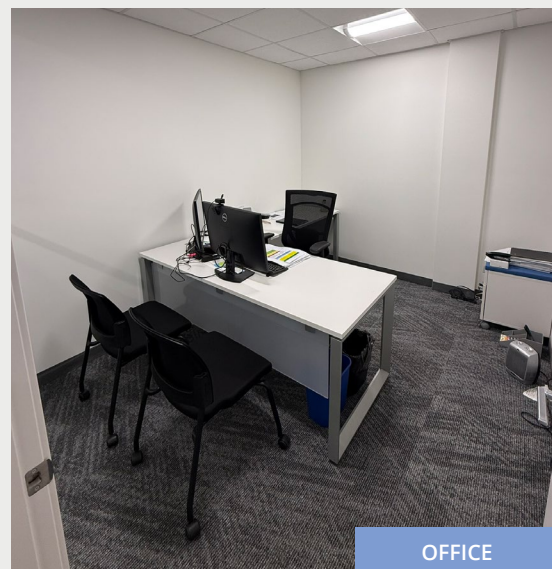
SUBLEASE TERM
Two (2) years; longer term may be available upon request

NET RENT
Please contact listing agents

ADDITIONAL RENT
\$12.55 psf (2026 est.)
plus management fee equal to 7% of net rent








THE OPPORTUNITY

Professional office space available for sublease featuring access to a shared kitchen and flexible support services. Optional full-service receptionist coverage and stocked kitchen supplies provide a turnkey solution designed for convenience, efficiency and a polished client experience.



OFFICE

PROPERTY HIGHLIGHTS

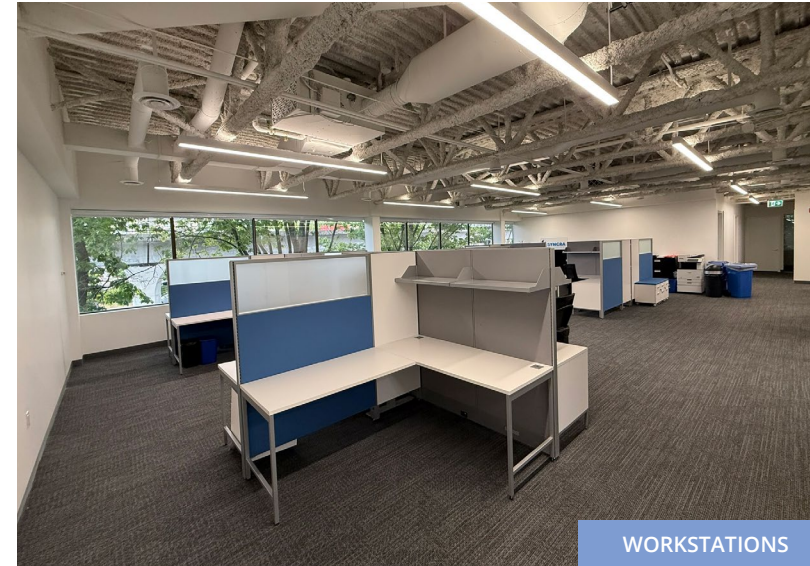
-  Prime location in the heart of the Brentwood district
-  Proximity to Gilmore SkyTrain station
-  Minutes from Highway 1
-  Newly refreshed lobby
-  Common lounge with kitchen and games
-  Across the street from Club 16 Fitness
-  Ample parking

SUITE HIGHLIGHTS

-  Five (5) medium offices
-  One (1) boardroom
-  Shared kitchen
-  Fully wired
-  Open area workstations
-  Furniture available

OPTIONAL SERVICES

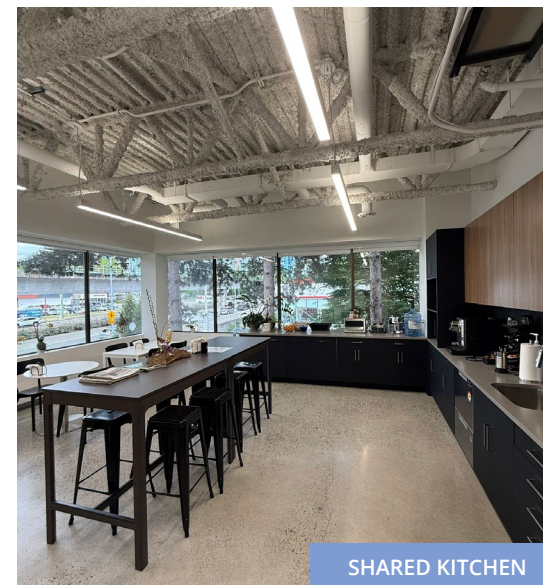
- Full-service reception
- Kitchen supplies



WORKSTATIONS



COMMON LOUNGE



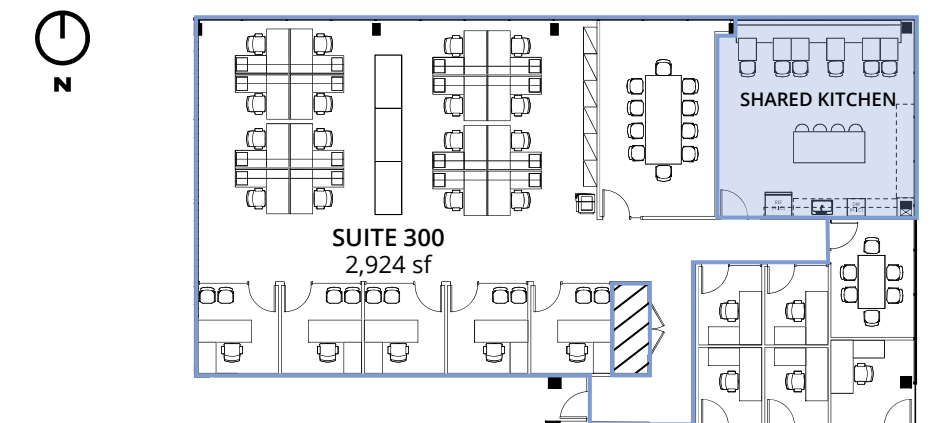
SHARED KITCHEN



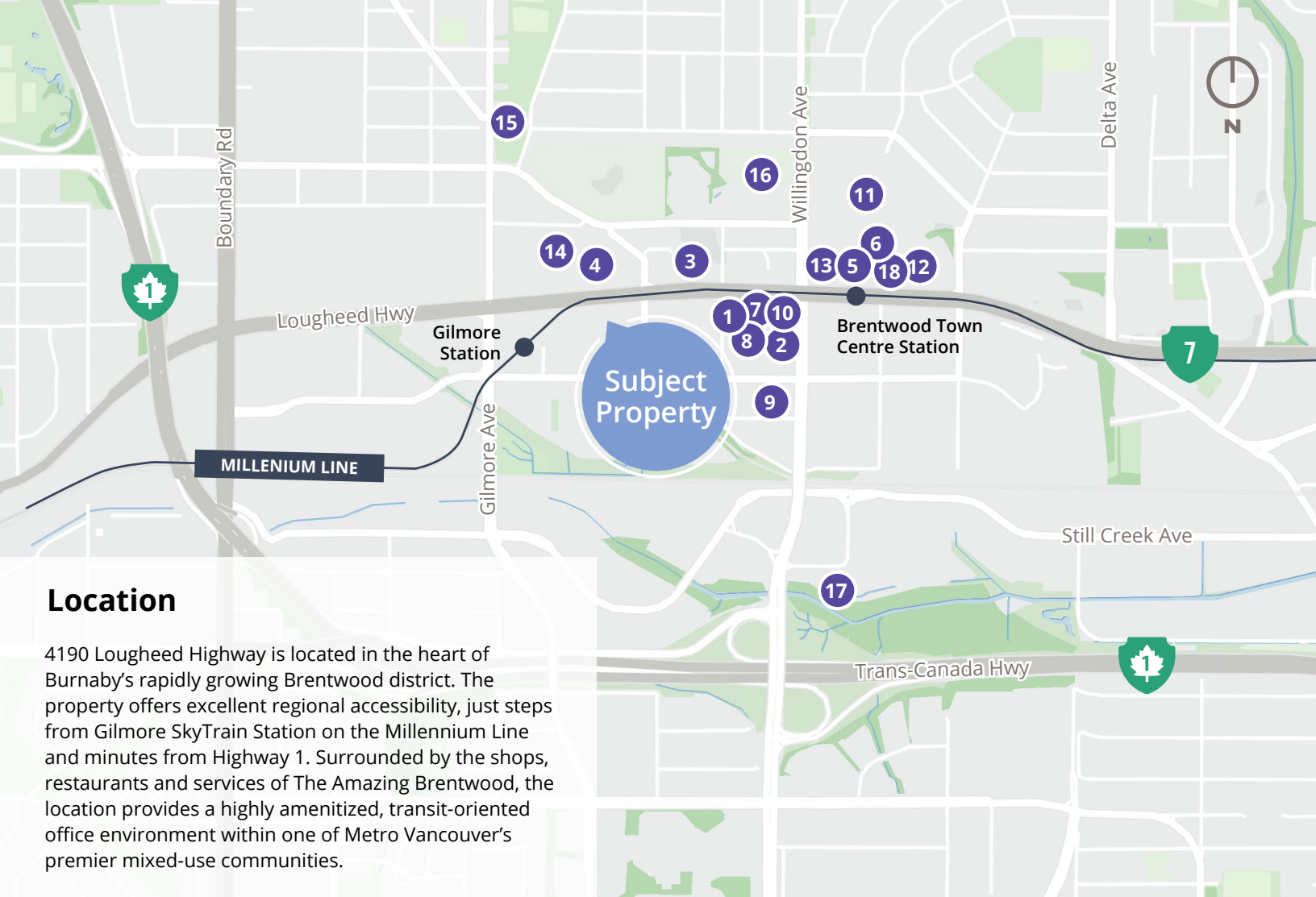
BOARDROOM



FULL-SERVICE RECEPTION



Sublease area is open to balance of sublandlord's premises with potential to demise, if required.



Location

4190 Lougheed Highway is located in the heart of Burnaby's rapidly growing Brentwood district. The property offers excellent regional accessibility, just steps from Gilmore SkyTrain Station on the Millennium Line and minutes from Highway 1. Surrounded by the shops, restaurants and services of The Amazing Brentwood, the location provides a highly amenitized, transit-oriented office environment within one of Metro Vancouver's premier mixed-use communities.

Nearby amenities

- | | | |
|-------------------------|---|--|
| 1. Whole Foods Market | 7. Shoppers Drug Mart | 13. RBC Royal Bank |
| 2. BCLIQUOR Solo | 8. Starbucks | 14. Club16 Trevor Linden Fitness |
| 3. JOEY Burnaby | 9. F45 Training Burnaby West | 15. Willingdon Heights Dog Park |
| 4. Cactus Club Cafe | 10. Trinity Physiotherapy, Sport and Wellness | 16. Beth Israel Memorial Park |
| 5. Starbucks | 11. The Amazing Brentwood | 17. The Keg Steakhouse + Bar - Burnaby |
| 6. Earl's Kitchen + Bar | 12. Scotiabank | 18. OEB Breakfast Co. |

Contact for more information

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