

OFFICE STRATA FOR SALE

4756 HASTINGS STREET, BURNABY, B.C

- + Ready for Fixturing Q1, 2026
- + Can be delivered in Warm Shell Condition
- + Join: BMO



ROOFTOP TERRACE

8,654 SF AVAILABLE

4,434 SF AVAILABLE

2,106 SF AVAILABLE

BANK OF MONTREAL



Developed by:
StreetSide
A QUALICO Company

Marcus & Millichap

FOR SALE

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OPPORTUNITY

Valeo is a 5-storey mixed-use building with 62 residential units, and approximately 35,151 SF of retail and 26,000 SF of office space. Valeo is strategically positioned to service existing density and additional residential growth within an immense yet highly affluent trade area. The property stands to benefit from its prominent location in Burnaby Heights, with direct access to transit and future density along Hastings Street and offers a 2,000 SF shared rooftop amenity to all of the office tenants.

SALIENT DETAILS

Municipal Address: [4756 Hastings Street, Burnaby, B.C.](#)

Timing: February 2026

	2 nd Floor	Size	Status
Availability:	Unit 201*	1,029 SF	SOLD
	Unit 202*	1,001 SF	Available
	Unit 203*	1,105 SF	Available
	Unit 204*	1,085 SF	SOLD
	Unit 205*	2,039 SF	SOLD
	Unit 206	2,140 SF	SOLD
	3 rd Floor	Size	Status
	Unit 301	4,220 SF	Under Contract
	Unit 302*	4,434 SF	Available
	4 th Floor	Size	Status
Unit 400*	8,654 SF	Available	

**Inclusive of private patio.*

Loading: 1 Class B Loading Bay

Parking Allocation: Approx. 2 Stalls Per Unit

Zoning: [Comprehensive Development District](#)



HIGHLIGHTS



Ground floor anchor Tenants include BMO



Excellent exposure to pedestrian and vehicular traffic along Hastings Street, exceeding 38,700 vehicles per day



Valeo sits on the southwest corner of Gamma Avenue and Hastings Street in the Burnaby Heights neighbourhood



Well located along Burnaby's key transit corridor with the R5 RapidBus connecting Burnaby's SFU exchange into the heart of Downtown Vancouver



Valeo is a new mixed-use development featuring 62 residential suites of 1, 2, and 3 bedrooms as part of the residential component



A strong sense of community in Burnaby Heights with history, beautiful views, parks and trails, recreational amenities, and a thriving business district all within walking distance



Average household income within a 1km radius of the property is \$115,148

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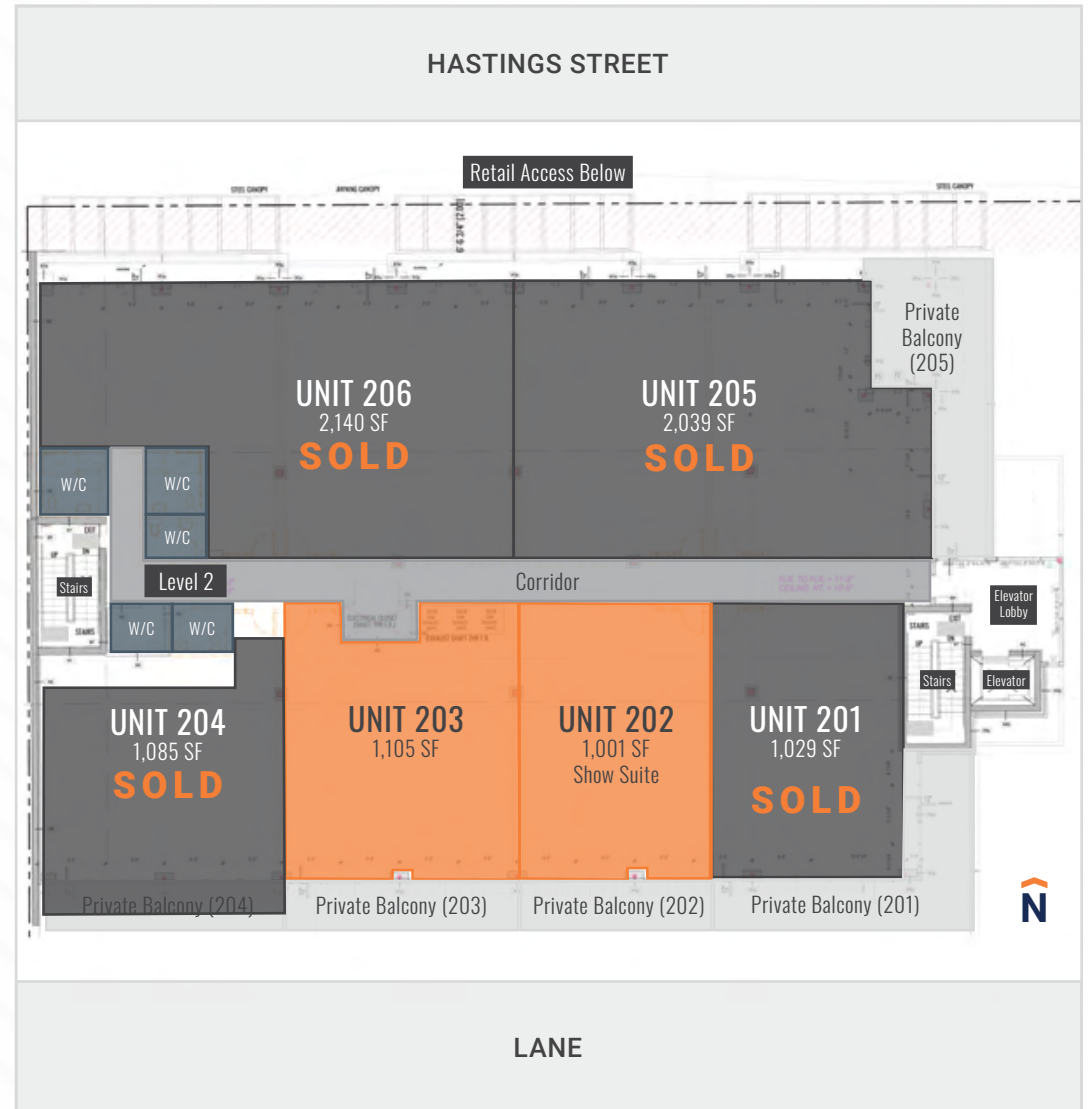
OFFICE AVAILABILITY

2 nd Floor	Size	Prices
Unit 201*	1,029 SF	SOLD
Unit 202*	1,001 SF	\$951,000
Unit 203*	1,105 SF	\$1,050,000
Unit 204*	1,085 SF	SOLD
Unit 205*	2,039 SF	SOLD
Unit 206	2,140 SF	SOLD
Total Contiguous	2,106 SF	
2nd Floor Pricing	\$950 PSF *Limited time offer for 2nd floor units	
3rd & 4th Floor Pricing	Contact Listing Agents	

*Inclusive of private patio.



2ND FLOOR



FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.

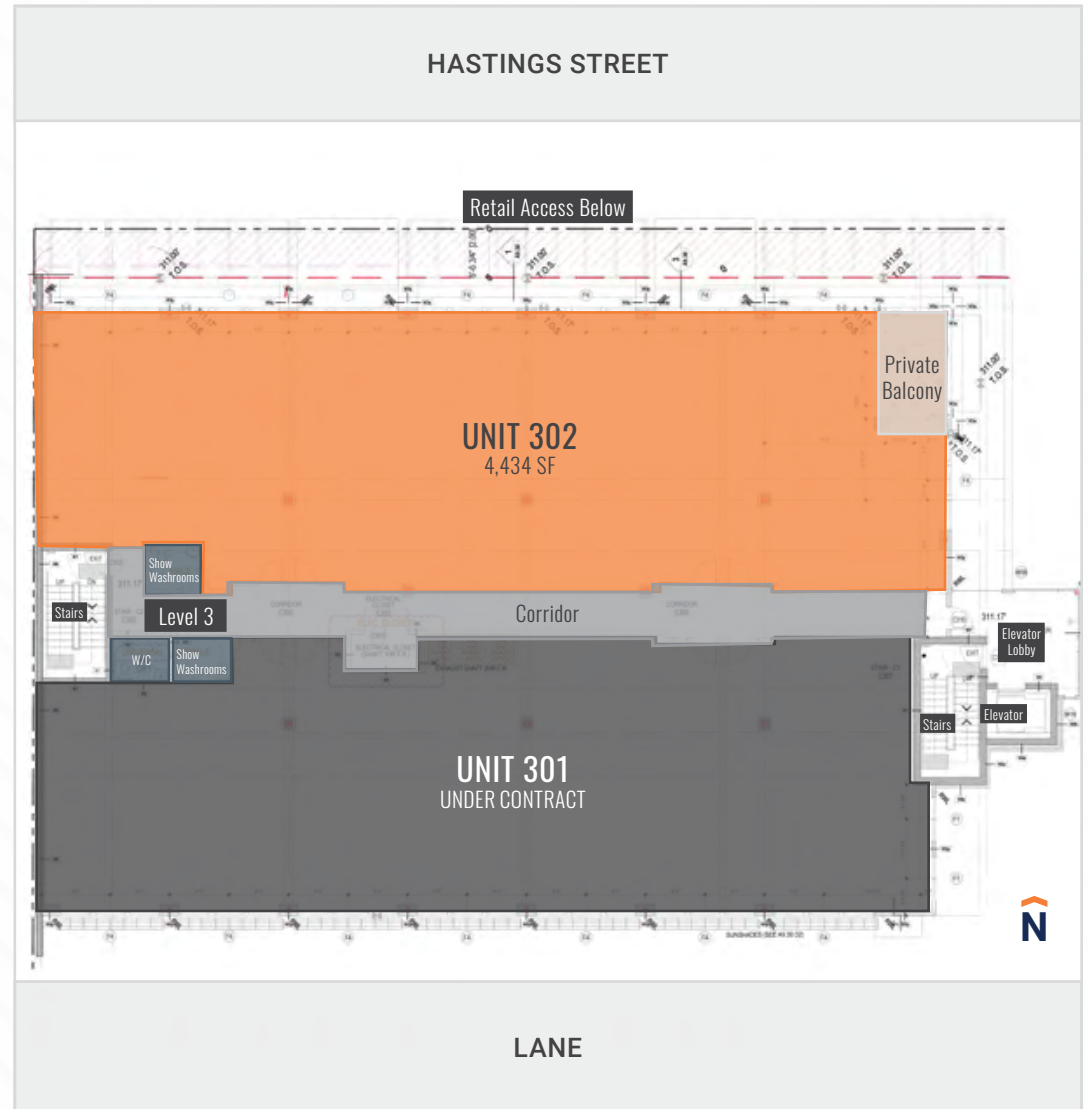
OFFICE AVAILABILITY

3 rd Floor	Size	Asking Price
Unit 302*	4,434 SF	Contact Listing Agent

*Inclusive of private patio.



3RD FLOOR



FOR SALE

4756 HASTINGS STREET, BURNABY, B.C.

OFFICE AVAILABILITY

Floor	Size	Asking Price
4th Floor*	8,654 SF	Contact Listing Agent

*Inclusive of private patio.



4TH FLOOR



FOR SALE

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DELIVERY SPECIFICATIONS



HVAC Installed, ready to be distributed



Electrical wiring



Demising wall, primed but not painted



Basic lighting distributed to open plan



Sprinklers distributed via open plan



SUSTAINABILITY INFORMATION

The project is designed to utilize central high efficiency, air source, variable refrigerant flow heat pumps for space heating and cooling recognized as a Low Carbon Energy System (LCES) in the City of Burnaby's LCES Policy. As such, compliance with Step 2 + GHGI is followed in this project. The office units are equipped with Central Air Source Variable Refrigerant Flow Heat Pump System and 80%+ high-efficiency unitized ERV for direct ventilation.



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INTERIOR PHOTOS 3RD AND 4TH FLOORS



FOR SALE

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OFFICE AMENITIES - 2,000 SF SHARED ROOF TERRACE (OFFICE USERS ONLY)



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2024 Demographics	1 KM	3 KM	5 KM
Population	11,926	82,289	191,363
Households	4,172	72,211	166,409
Average Household Income	\$131,242	\$127,062	\$132,587

WALK SCORE VERY WALKABLE 86	TRANSIT SCORE GOOD TRANSIT 59	BIKE SCORE VERY BIKEABLE 46
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Nearby Amenities	
BMO	Johu Hotpot
No Frills	Stans Pizza Joint
Capitol Hill	A&W
Sushi Bar Kilala	Orange Theory Fitness
Mcdonalds	Dynasty Gym Burnaby
Suren Persian Cuisine	





VALEO
BURNABY HEIGHTS

Developed by:

StreetSide
A QUALICO Company

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