

FOR SUBLEASE

4225

Kincaid Street

BURNABY, BC



THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

**LAB/OFFICE
AND FLEX/
INDUSTRIAL
SPACE IN
BURNABY**

**SIZE AVAILABLE:
3,000 - 11,000 SF**

CONTACT

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THE OPPORTUNITY

4225 Kincaid Street is located in Burnaby's Discovery Place Business Park, opened in 1979 to accommodate advanced scientific and technological research activities. It is adjacent to the British Columbia Institute of Technology (BCIT), Canada's premier polytechnic institution, and East of Burnaby Hospital.

With 15 buildings and more than 1,000,000 SF of space, Discovery Park is home to some of the world's leading technology companies including Electronic Arts, HSBC, and Telus, as well as promising startups such as Tantalus Systems, Xenon Pharmaceuticals Corp, and Delta-Q Technologies.

BUILDING FEATURES



Property features a combination of modular office, lab and warehouse space



Secure bicycle storage and lockers



Underground and surface parking



Skylights throughout entire building



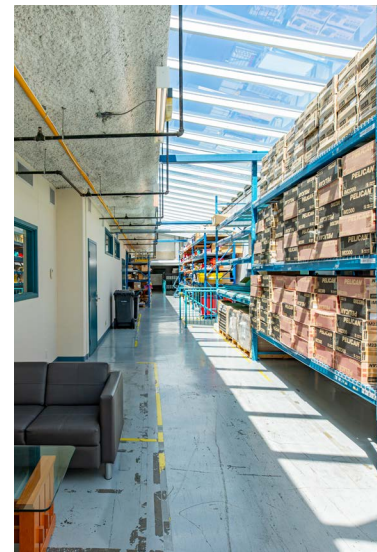
16 CCTV security cameras throughout the property



Fitness facilities and showers



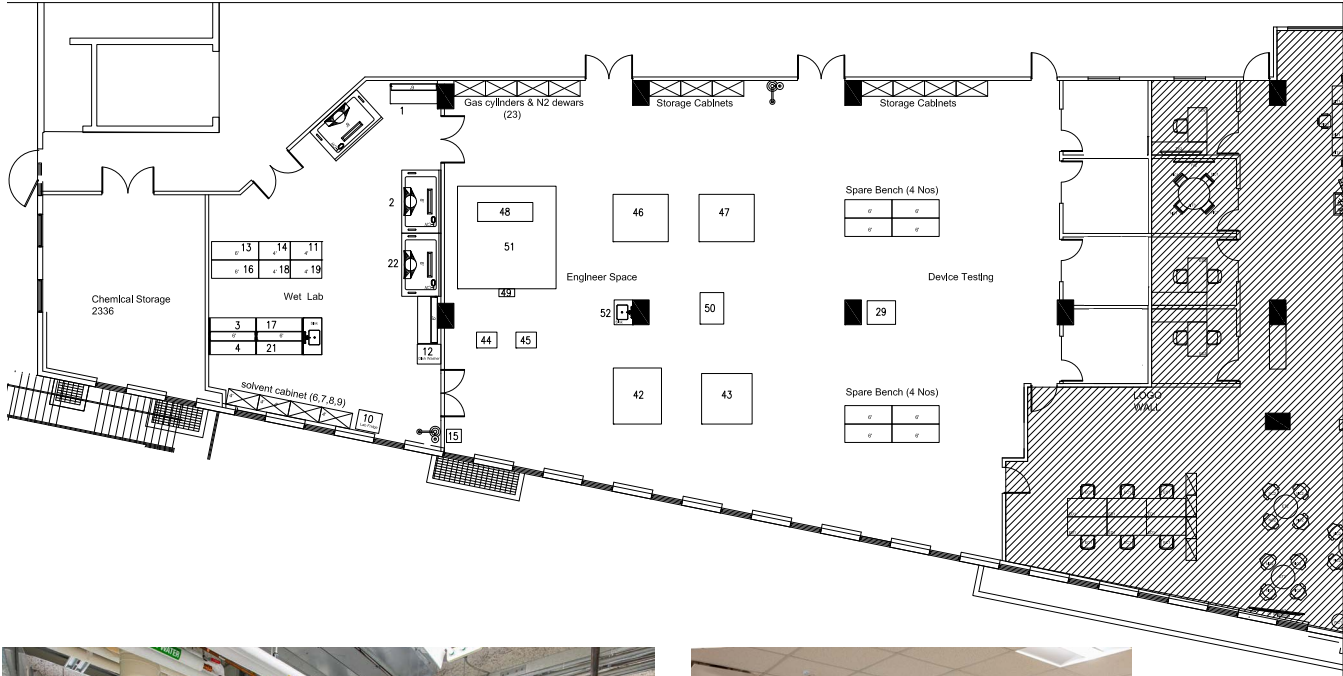
Well located at northwest corner of Discovery Park's main intersection with transit bus stop directly in front of building entrance



PROPERTY DETAILS

ADDRESS	4225 Kincaid Street, Burnaby
	Lease from 3,000 SF and Up
AREA	Lab 2,000 SF
	Office/Flex 9,000 SF
	Total 11,000 SF
ASKING RATE	Low gross rate Please contact agents
OP COSTS & TAXES	\$12.30 PSF (2024 Est.) Janitorial not included.
PARKING	15 parking stalls at market rate.
SUBLEASE EXPIRY	September 13, 2029

FLOOR PLAN*



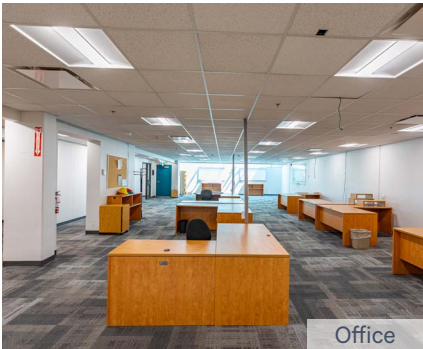
LAB FEATURES

- 3 fume hoods (1 walk-in)
- 2 benches (1 sink)
- Chemical storage room

FLEX/OFFICE FEATURES

- Open workstation areas and 4 private offices
- Open engineering or other office workspace
- Easy loading and delivery access
- Perfect location for high-tech, industrial and life science users, surrounded by Metro Vancouver's top creative companies
- Easy access to transit/highways providing exceptional access throughout the city.

*Not to scale, sample layout.



THE LOCATION

Located in the heart of Burnaby, 4225 Kincaid Street is prominently situated on the West side of Willingdon Avenue in Discovery Parks. The Property is a 2-minute walk to multiple bus lines (025, 123, 130, 222) at the Willingdon Avenue Transit Exchange that gives easy connection to both Millennium and Expo SkyTrain Lines.

This central location is only a 5-minute drive away from the Trans-Canada Highway and Boundary Road which offers convenient accessibility throughout Vancouver, Burnaby, Coquitlam, and the rest of Lower Mainland.

Another 5-minute drive North from the property is the newly redeveloped world-renowned The Amazing Brentwood mall. And a 10-minute drive South is one of Canada's largest shopping malls, Metropolis at Metrotown. Both locations offer multiple market-leading retailers, eateries, and community amenities such as Cineplex's VIP Cinemas, Sporting Life, Zara, Aritzia, OEB Breakfast, and Gram Cafe.

NEARBY AMENITIES 5 KM RADIUS



325+
Restaurants



120+
Cafes



25+
Bars & Pubs



1,008+
Retail & Services



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