

Broadway Tech Centre

Improved Offices for Sublease

2925 & 2985 Virtual Way | Burnaby, BC

NEWMARK

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The Opportunity

Broadway Tech offers two highly improved, furnished subleases on the 3rd floor of 2925 Virtual Way and the main floor of 2985 Virtual Way.



310 – 2925 Virtual Way

310 – 2925 Virtual Way: 17,395 RSF – recently improved with open plan, lounge, lab, meeting rooms and 3 classrooms.



130/150/180 - 2985 Virtual Way

22,390 RSF – recently built college/school campus with 10 classrooms, lounge, back office and collaboration areas.

Units 130,150 &180

SPACE AVAILABLE

Address	2895 Virtual Way
Suites	130, 150, 180
Area	Suite 130: 10,595 SF Suite 150: 5,520 SF Suite 180: 6,545 SF TOTAL: 22,390 SF
Availability	Immediate
Sublease Expiration	Oct 30, 2033
Basic Rent (p.s.f.p.a)	Contact Agent
Additional Rent (p.s.f.p.a)	\$22.95
Furniture	Available
Notes	•Can be leased together or separately •Education Use •AV available



Units 130,150 &180



Unit 310

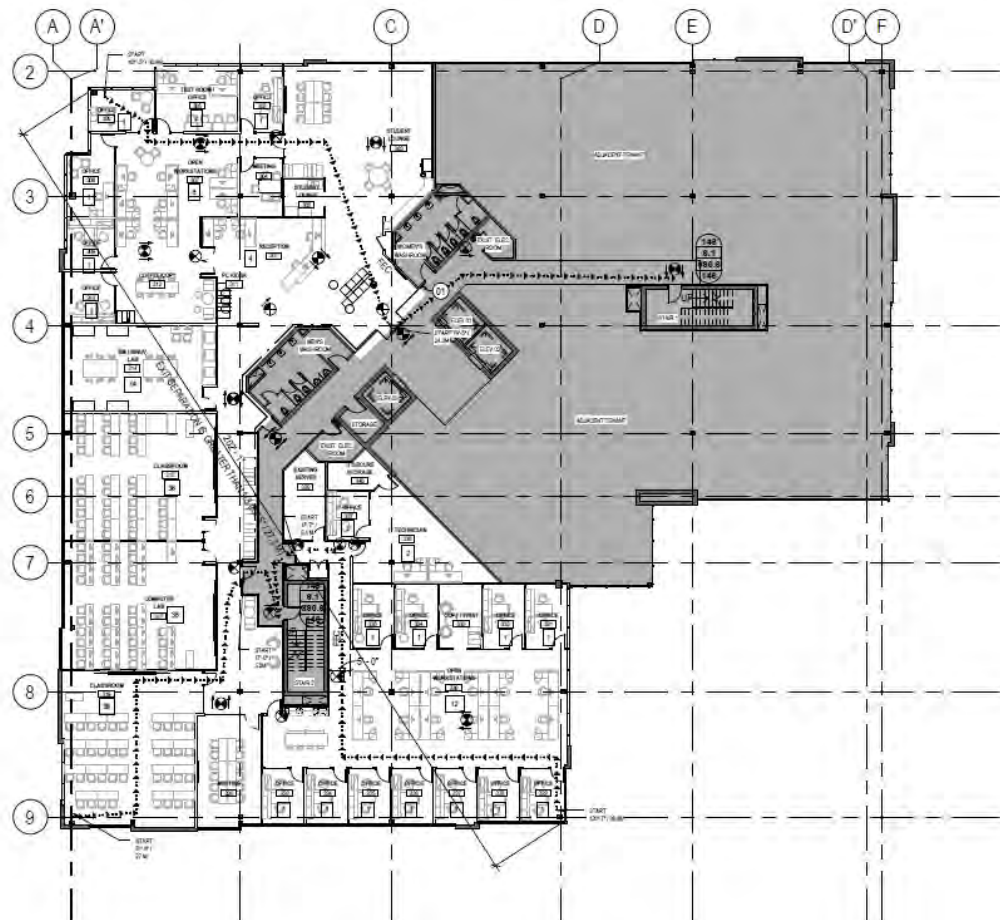


SPACE AVAILABLE

Address	2925 Virtual Way
Suite	310 (3 rd Floor)
Area	Suite 310: 17,395 SF
Availability	Immediate
Sublease Expiration	Oct 30, 2033
Basic Rent (p.s.f.p.a)	Contact Agent
Additional Rent (p.s.f.p.a)	\$23.80
Furniture	Available
Notes	<ul style="list-style-type: none">•Recently Improved•AV equipment available•Flexible space

Unit 310

FLOORPLAN



Location



This LEED Gold certified building offers dedicated bike storage and secured underground parking, ensuring both sustainability and convenience. Ideally positioned within the Broadway Tech Centre, it is part of the established Renfrew Heights neighborhood and just a short 2-minute walk to the Renfrew SkyTrain Station. The location is easily accessible, surrounded by three of Vancouver's major thoroughfares—Grandview Highway/Trans Canada Highway, Boundary Road, and Lougheed Highway/Highway 7—providing direct routes to neighborhoods across the city.

Amenities



Close to Skytrain Station



Outdoor Sports Courts



Broadway Tech Flex Fitness



Plenty of Parking Available



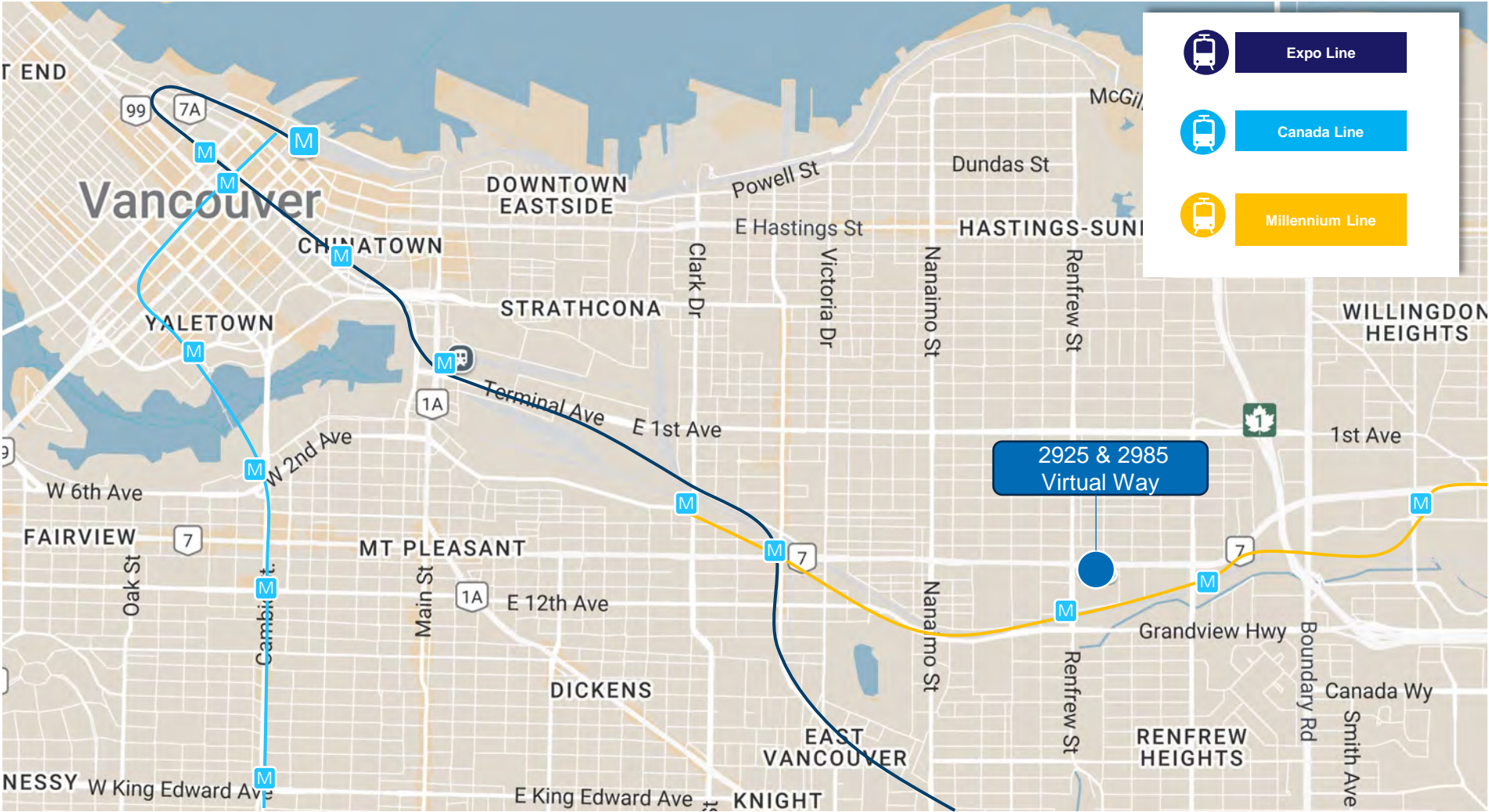
Electric Car Charging



Bicycle Lockers



Map





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