

**AVISON
YOUNG**

For Sublease

4250 Canada Way
Burnaby, BC



Opportunity to sublease well improved, fully furnished office space in a centrally located, amenity rich building. Flexible demising options available ranging from 12,315 sf to 49,359 sf.

Matt Walker, Principal
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Tammy Stephen, Project Coordinator
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Property details

AVAILABILITY

90 days’ notice

EXPIRY DATE

November 29, 2038
(shorter term would be considered)

OPERATING COTS

\$19.75 (2023 estimate)

PARKING

1 per 350 sf leased / \$55.00 per stall per month

SIZE

6th Floor: 12,315 sf
5th Floor: 16,864 sf
4th Floor 20,180 sf
Total available: 49,359 sf

* Full floor opportunities only

Location

There are several dining options in the immediate area including restaurants, cafes and quick services chains. Area shopping includes, the retail node along Lougheed Highway, as well as the newly renovated Brentwood Shopping Centre. BCIT offers numerous options for recreation including a climbing gym, fitness facilities, tennis courts and walking trails.

The building is conveniently located near major transit routes, making it easily accessible by public transportation. The Gilmore Skytrain Station is a 6-minute bus ride on the “129 Metrotown Station/Edmonds Station” to Gilmore SkyTrain Station. Alternatively, to reach the Canada Line the Brentwood Station is a 12-minute bus trip on the “025 Brentwood Station / UBC” bus. As well, several bus routes pass by or near the building, providing connections to other parts of Burnaby, Vancouver, and neighboring municipalities.

Property highlights



Shared gym / fitness centre



Bike storage



Showers, lockers and change rooms



Shared tenant cafeteria and large employee lounge



Outdoor deck with views of the North Shore Mountains

Suite highlights



Newly renovated



Efficient mix of open plan and offices/ meeting rooms



Space features demountable DIRT wall systems for easy reconfiguration



Furniture can be made available



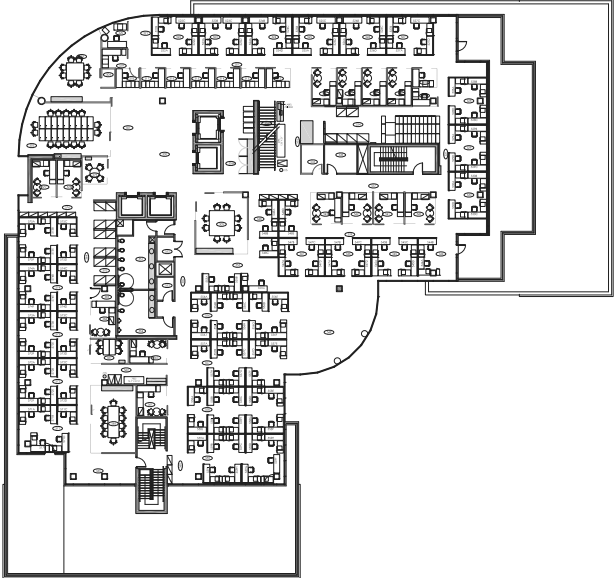
Balconies on the 5th and 6th floors



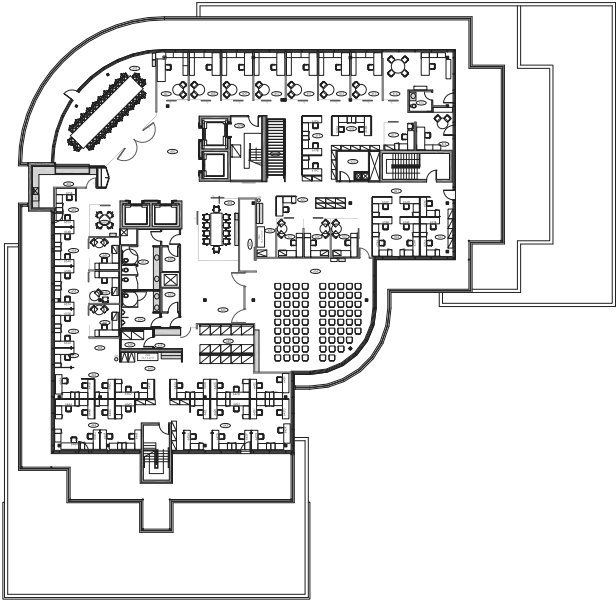
4th floor
20,180 sf

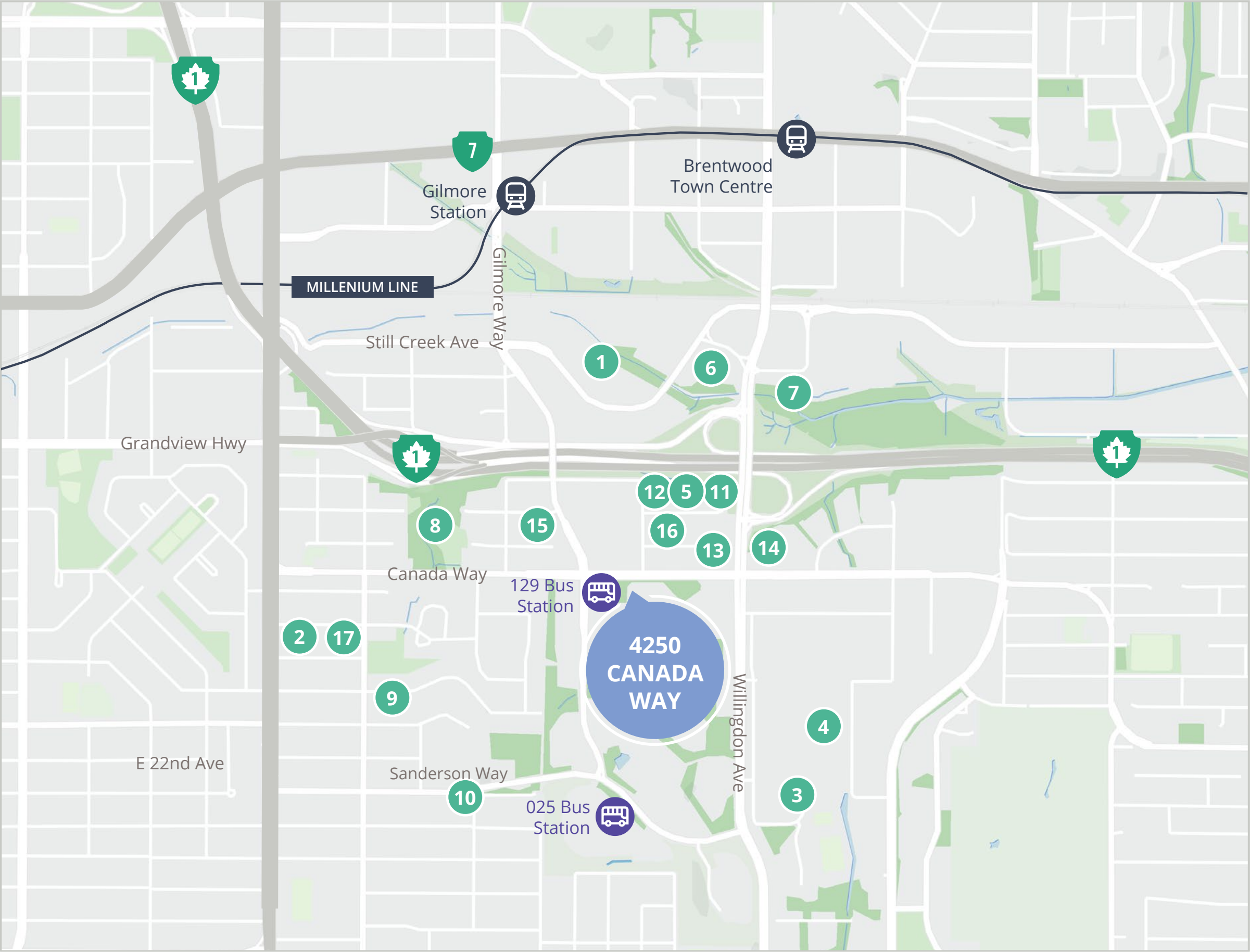


5th floor
16,864 sf



6th floor
12,315 sf





4250 Canada Way

Burnaby, BC

Nearby amenities

- 1 Prado Cafe
- 2 Starbucks
- 3 BCIT
- 4 Tim Hortons
- 5 Grand Villa Casino Hotel & Conference Centre
- 6 McDonald's
- 7 The Keg Steakhouse + Bar
- 8 Broadview Park
- 9 Avondale Park
- 10 Burnaby Hospital
- 11 Grand Dynasty Seafood Restaurant
- 12 Personas Restaurant & Lounge
- 13 Chevron
- 14 Shell
- 15 Burnaby Fire And Rescue Station
- 16 ChargePoint Charging Station
- 17 Agra Tandoori Restaurant



Platinum member

For more information, please contact

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