

FOR LEASE | OFFICE

COMMERCE @ CITI

4445 Lougheed Highway

BURNABY, BC

Discover Your Next Office at
the Heart of Brentwood

Lindsay Knowles

Senior Leasing Manager

778 875 2946 | lknowles@warringtonpci.com






wpm WARRINGTON PCI
MANAGEMENT

FOR LEASE

4445 LOUGHEED HIGHWAY

Commerce At Citi is centrally located in Brentwood's rapidly growing urban core, offering excellent access by car, bike, and transit—including 3 minute walk to Brentwood SkyTrain station with direct routes to Downtown Vancouver and the Tri-Cities. The building features abundant natural light, scenic views, and is surrounded by cafes, restaurants, and amenities. With immediate access to Lougheed Highway, Highway 1, and Willingdon Ave, it's a convenient destination for both employees and customers in a thriving, high-density area.

BUILDING FEATURES

-  275 secured underground parking stalls (access card required)
-  Built in 2010 and recently renovated
-  4 loading bays adjacent to service doors
-  23,600 sf of retail space including Pharmasave, dental & medical office, nail salon, Brown's Social House, Korean BBQ, and Vietnamese Restaurant
-  End of trip facilities: bike lockup area and separate men's and women's shower facilities with lockers

NEWLY RENOVATED LOBBY



GROUND FLOOR RETAIL & RESTUARANTS





AVAILABLE SPACE

UNIT	AREA	TYPE	AVAILABILITY
320	2,500 SF	Office	Immediately
402	2,710 SF	Office	Immediately
1200	6,715 SF	Office	Immediately

LEASING RATES

BASIC RENT

Contact Listing Agent

OPERATING COST & TAXES (2025)

\$17.65 / SF

PARKING RATE

Random: \$95/mo + applicable taxes

Reserved: \$135/mo + applicable taxes

Parking Ratio: 1:500 SF

FOR LEASE

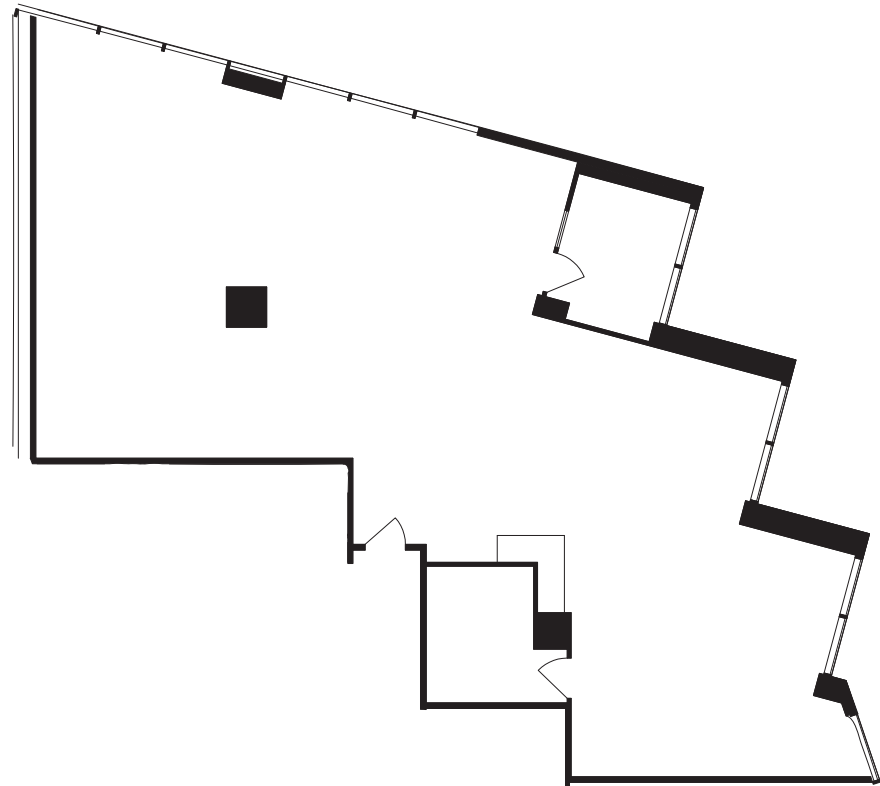
4445 LOUGHEED HIGHWAY

Unit 320

Available Immediately

2,500 SF

Spacious open work area featuring a corner office with abundant natural light and modern open ceiling systems.



SPACIOUS OPEN AREA



CORNER OFFICE



FLOOR TO CEILING WINDOWS

FOR LEASE

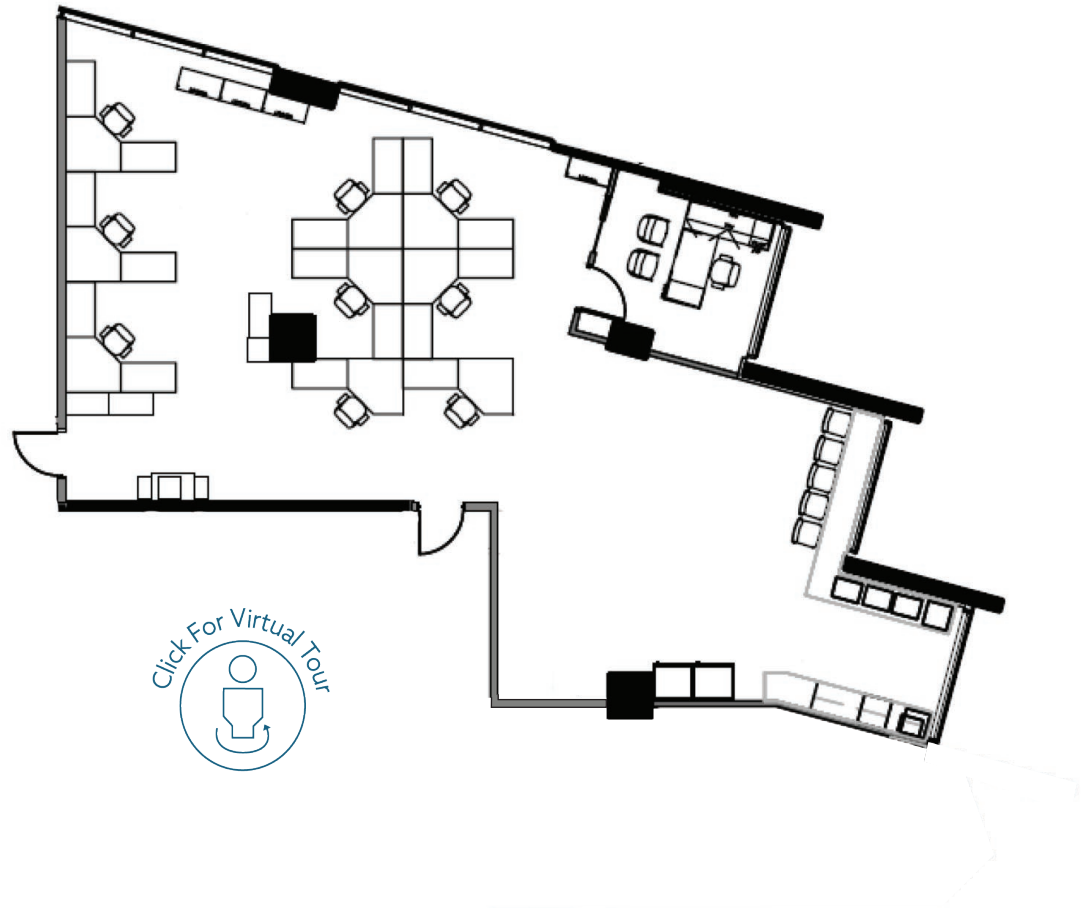
4445 LOUGHEED HIGHWAY

Unit 402

Available Immediately

2,710 SF

Bright, open-plan space with a private office and a functional kitchenette.



SPACIOUS OPEN AREA



KITCHENETTE



CORNER OFFICE

FOR LEASE

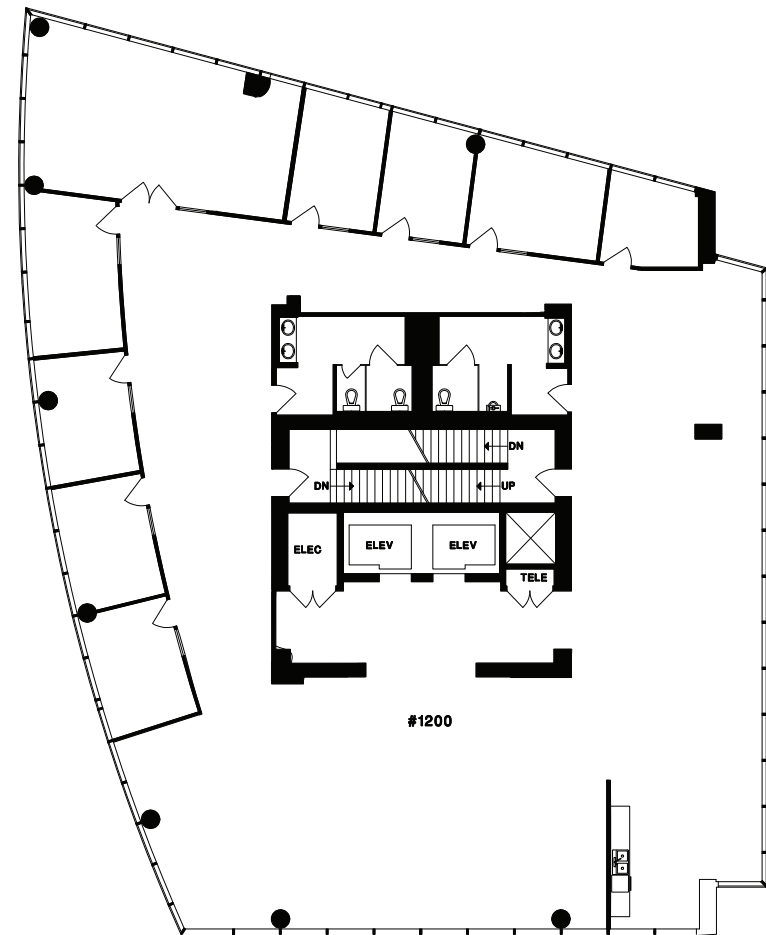
4445 LOUGHEED HIGHWAY

Unit 1200

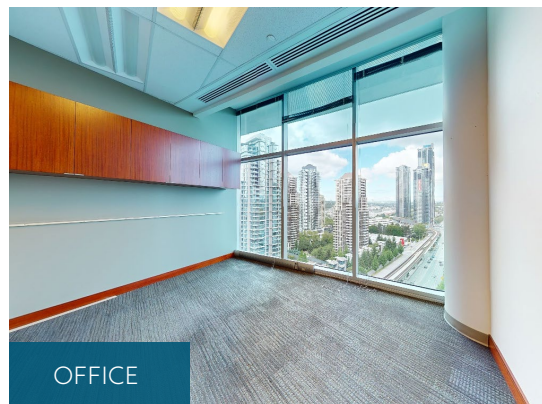
Available Immediately

6,715 SF

Full-floor penthouse featuring 8 perimeter offices, 1 executive office with a private washroom and shower, a spacious reception area, kitchen, and a large open work area. 360° views of the Brentwood neighbourhood.



RECEPTION AREA



OFFICE



LARGE BOARDROOM

FOR LEASE

4445 LOUGHEED HIGHWAY

Commerce at Citi is one block from Brentwood SkyTrain and near major bus routes. It's steps from The Amazing Brentwood and adjacent to the upcoming Gilmore Place. Centrally located between Burnaby and Vancouver, it offers quick access across the Lower Mainland—20 mins to downtown, 10 to Metrotown, 30 to YVR.

ACCESSIBILITY SCORE

WALK SCORE
88

BIKE SCORE
76

TRANSIT SCORE
77

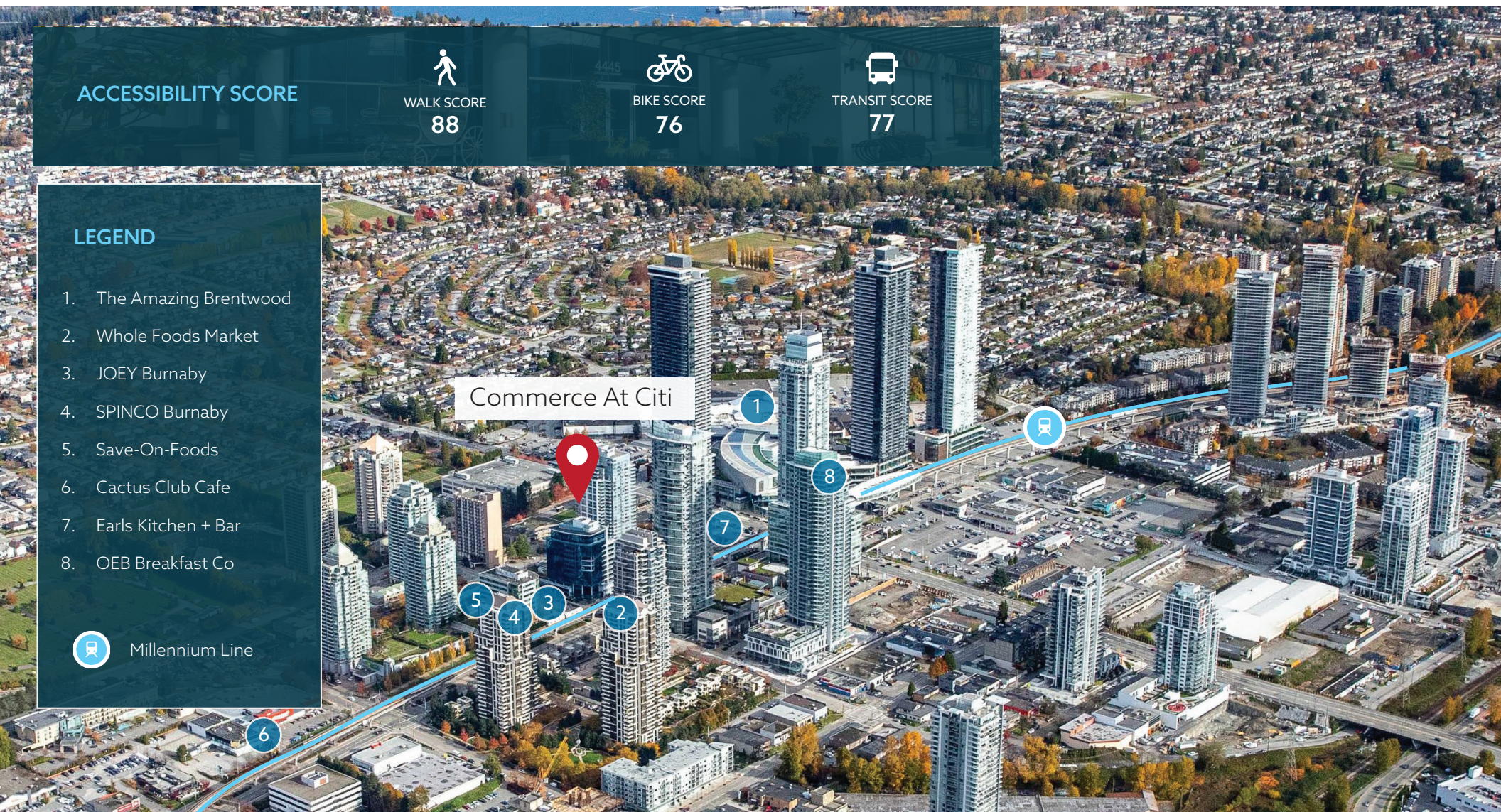
LEGEND

1. The Amazing Brentwood
2. Whole Foods Market
3. JOEY Burnaby
4. SPINCO Burnaby
5. Save-On-Foods
6. Cactus Club Cafe
7. Earls Kitchen + Bar
8. OEB Breakfast Co



Millennium Line

Commerce At Citi





Warrington PCI Management

#300 - 1030 West Georgia Street
Vancouver, BC, V6E 2Y3

www.warringtonpci.com

CONTACT

Lindsay Knowles

Senior Leasing Manager

778 875 2946 | lknowles@warringtonpci.com