



## Unit 200 - 3920 Norland Avenue Burnaby, BC

### Space

Main floor improved office space with excellent bus and vehicle access.

### Location

Located at Sprout and Ledger in the Deer Lake area of Burnaby. This location is very close to Burnaby City Hall and 8 Rinks. The Freeway and Canada Way are accessible for East-West movement and Kensington for North-South.

#### Brian Mackenzie

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Unit 200  
3920 Norland Avenue  
Burnaby, BC



## Property Summary

### Size

Unit	Size
200	4,989 SF

### Base Rent

\$17.00/SF per annum

### Operating Cost & Property Taxes (2026)

Currently estimated at \$16.09/SF per annum - Includes utilities and janitorial

### Date Available

Immediate

### Parking

One stall per 500 SF leased at \$65 per stall per month plus taxes

### Storage

Storage lockers are available in the building at a small charge

### Professionally Managed by

Martello Property Services Inc. manages 3920 Norland Avenue

### Improvements

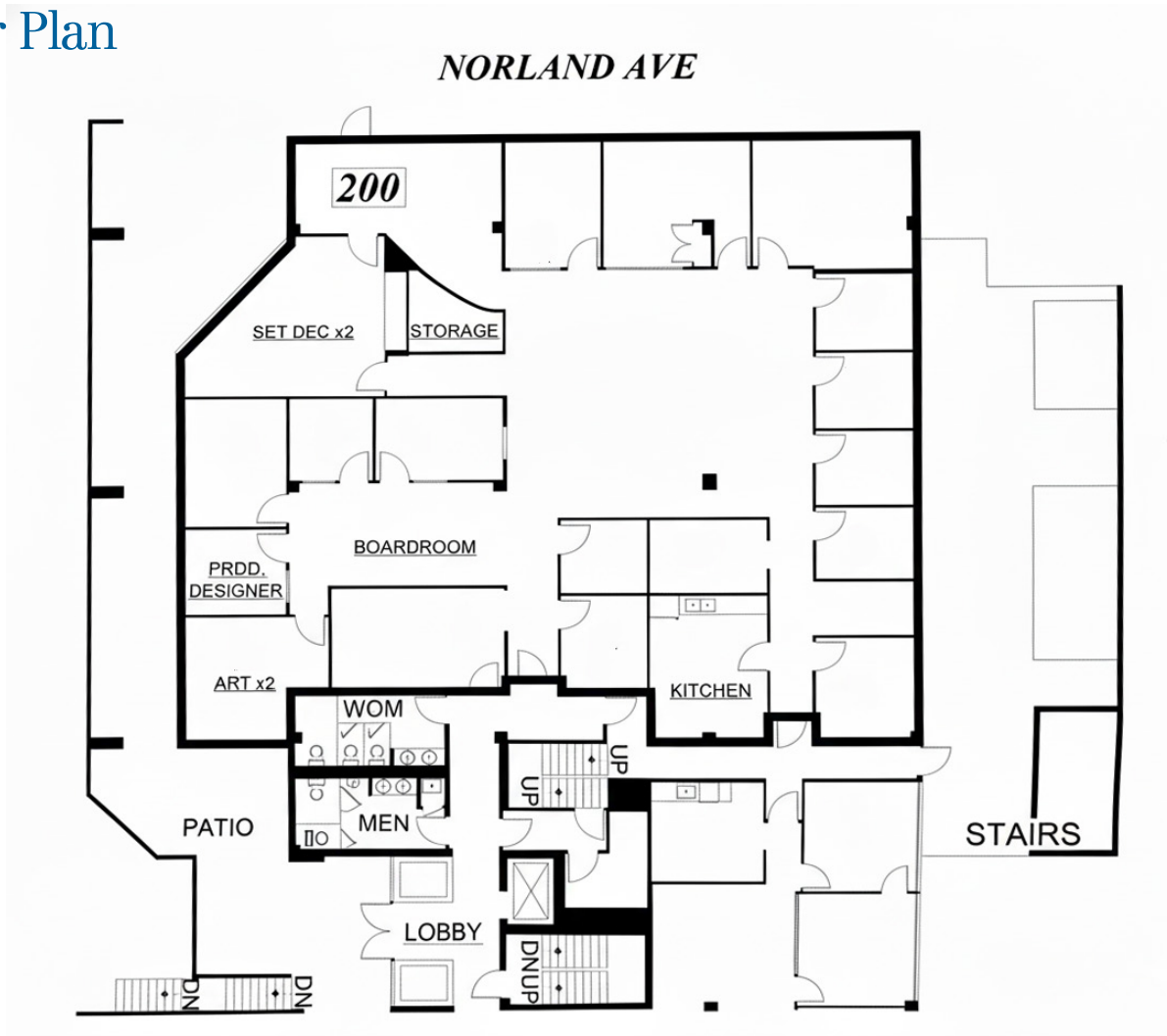
Unit 200 - 13 offices, kitchen, boardroom and open area

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# Floor Plan



UNIT 200





  
**BRENTWOOD**

  
**HOLDOM**

**COSTCO**  
WHOLESALE

**TRANS-CANADA HWY**



**CANADA WAY**

**3920  
NORLAND**

**CARIBOO BREWING**

**8 RINKS**

**BC GENERAL  
EMPLOYEES' UNION**

**NORLAND AVE**

**BURNABY CITY HALL**

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