

FOR LEASE

**BRENTWOOD OFFICE CENTRE
4664 LOUGHEED HIGHWAY
BURNABY, BC**



EXTENDED TERM AVAILABLE



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OPPORTUNITY

Comprised of over 196,000 SF of office and warehouse space, Brentwood Office Centre offers a central location, robust amenities and flexible floor plates making it the ideal property for companies looking to expand or establish themselves in one of Burnaby's fastest growing urban communities.

LOCATION

Brentwood Office Centre is conveniently located next to the Brentwood Skytrain Station and the Amazing Brentwood, a developing commercial and residential neighborhood comprised of high-rise office towers, mixed-use and residential buildings, and a wide range of retail.

SALIENT DETAILS

YEAR BUILT	1974
AMENITIES	On-site fitness centre, boardroom, gated bike lockers, honey bee hives hosted and harvested through Alveole
PARKING	283 underground parking stalls 65 surface stalls \$110/month unreserved stalls \$150/month reserved stalls
STORAGE	Storage lockers available at an additional monthly charge. Contact listing agents for details
ADDITIONAL RENT	\$17.73 PSF, per annum (2024 est.)
MANAGEMENT & SECURITY	Professionally managed by Peterson Commercial Security monitoring by Fusion Security Inc.



AVAILABILITIES

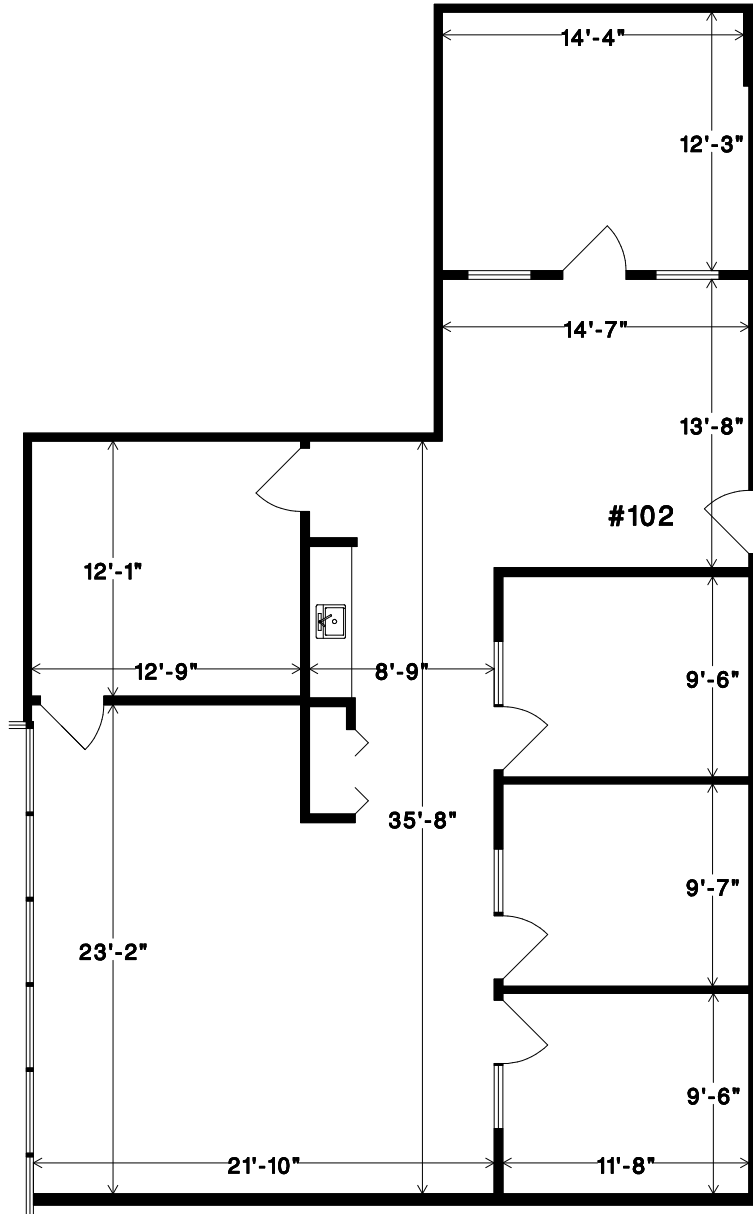
SUITE	AREA	LEASE RATE	AVAILABLE
102	1,796 SF	\$22.00 PSF	-
105	6,936 SF	LEASED	Immediately
155	3,101 SF	LEASED	Immediately
162	3,192 SF	LEASED	Immediately
172	1,576 SF	LEASED	Immediately
200	2,856 SF	LEASED	Immediately
201/202	4,860 SF	LEASED	Immediately
258	4,002 SF	\$22.00 PSF	Immediately
260	1,700 SF	LEASED	Immediately
275	9,542 SF	\$15.00 PSF	Immediately
262	1,192 SF	\$22.00 PSF	March 1, 2025

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#102 1,796 SF



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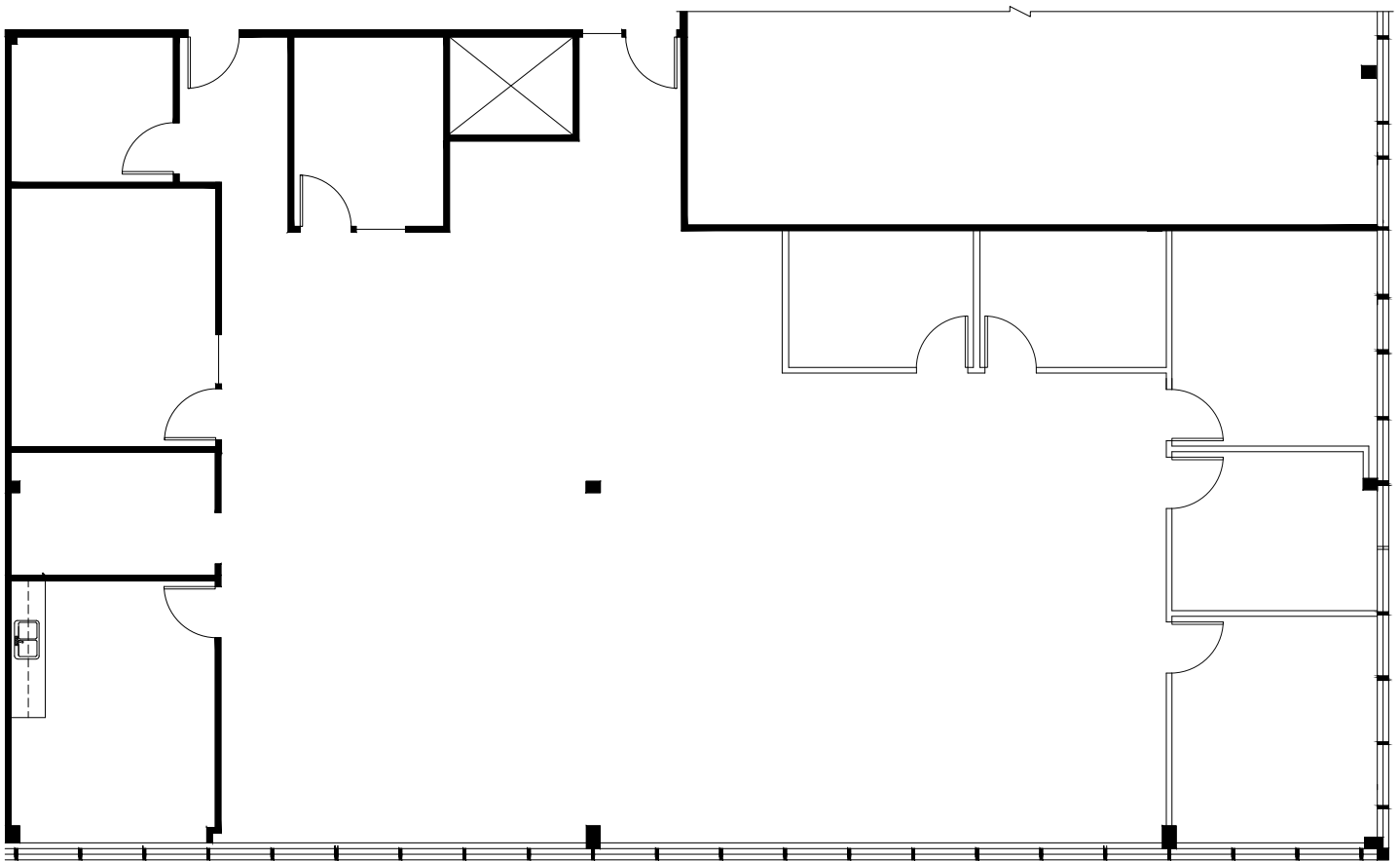
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#258 4,002 SF



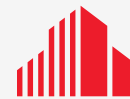
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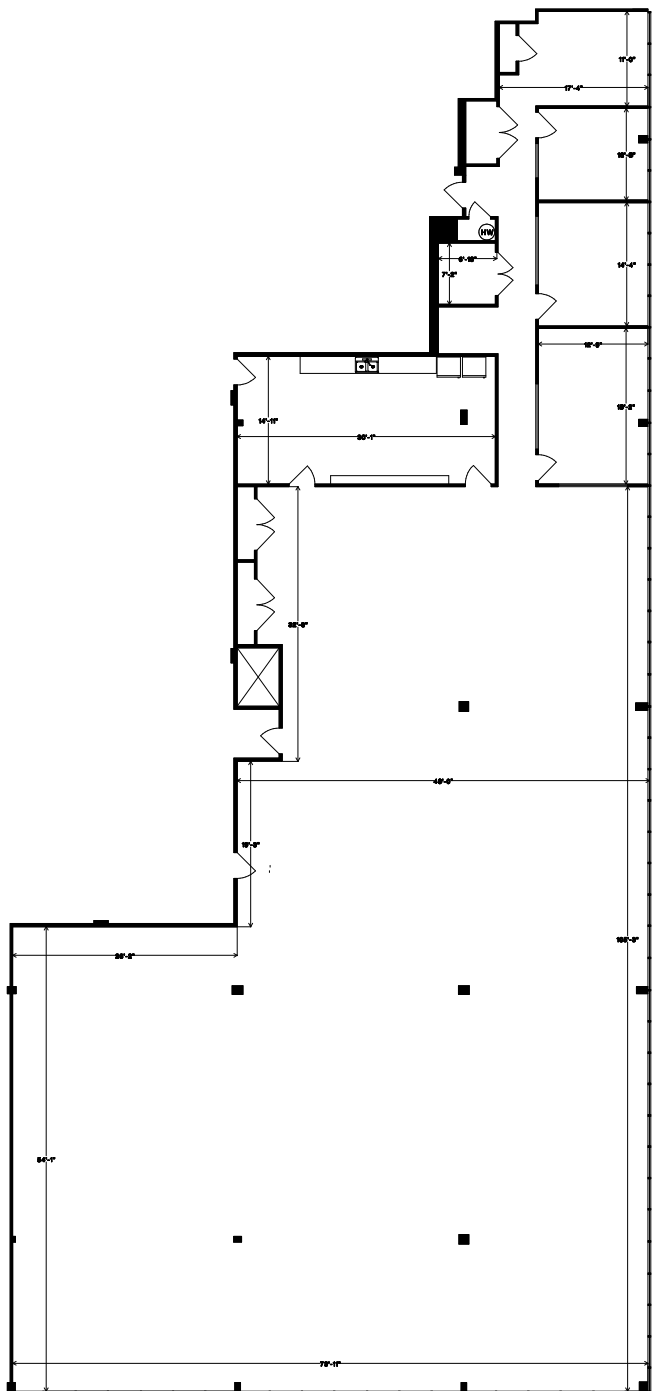
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BRENTWOOD OFFICE CENTRE
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CUSHMAN &
WAKEFIELD

#275 9,542 SF



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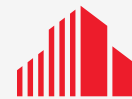
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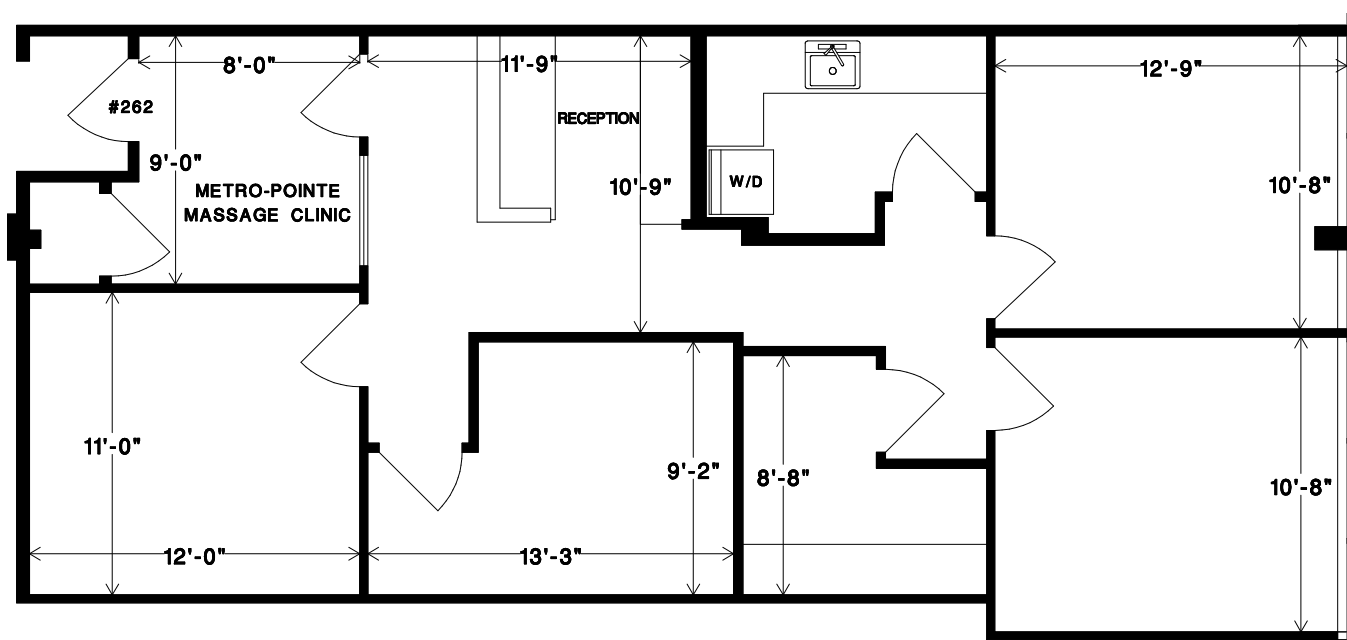
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CUSHMAN &
WAKEFIELD

#262 1,192 SF



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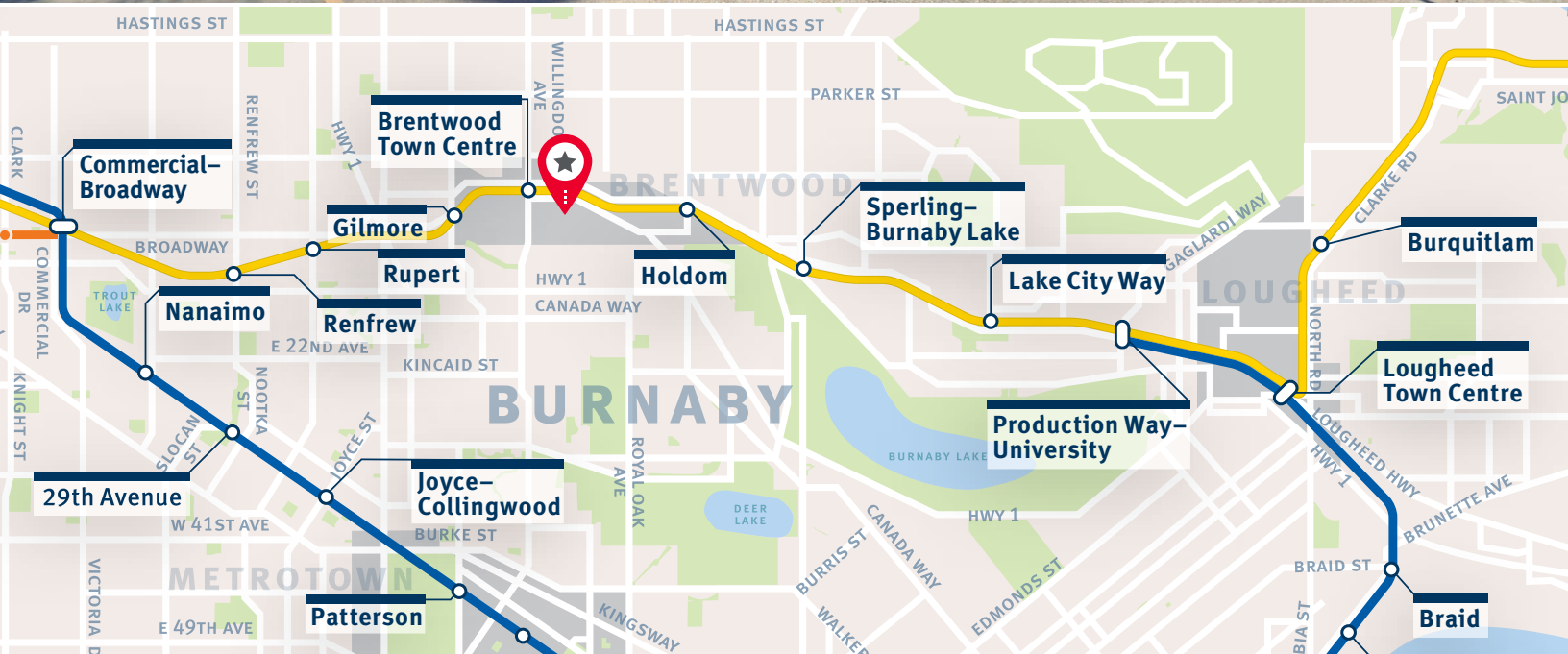
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