



FOR LEASE

REDSTONE PORTFOLIO

BURNABY, BC

4259 & 4299 CANADA WAY
 4370 & 4400 DOMINION STREET
 3185 WILLINGDON GREEN



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HIGHLIGHTS

- Class B office space available in Central Burnaby's Brentwood / Discovery park office area
- Easy access to Gilmore & Brentwood Town Centre SkyTrain Stations, providing connectivity to all part of Metro Vancouver
- Close proximity to the Trans-Canada Highway and other major transit arteries



FOR LEASE

4259 & 4299 CANADA WAY

FOR LEASE

4370 DOMINION STREET

AVAILABLE UNITS

4259 CANADA WAY		
240	3,578 SF	Available 4 offices, boardroom, kitchenette, large open area
4299 CANADA WAY		
140	537 SF	Available
243	741 SF	Available
240	15,900 SF	6 offices, a large kitchen, a smaller kitchenette, 2 storage/server closets, 1 very large boardroom, 1 small boardroom, gym+shower room, multiple large open working area. *Excellent condition; additional landlord turn-key options available.
240 A	11,950 SF	5 Offices, a Large Kitchen, 2 Storage/Server Closets, a large board room, a Small Board Room, a Gym, and a Shower Room, and Multiple Large Open Working Areas. *The space may be turn-keyed by the landlord, and additional changes to the plan could be made.
240 B	7,876 SF	A Reception Area, 3 Offices, a Large Board Room, a Large Server Room, a Large Kitchen and Staff Lounge Area, a Shower Room, and Multiple Large Open Working Areas. *The space may be turn-keyed by the landlord, and additional changes to the plan could be made.
230 A	3,950 SF	1 Office, a Kitchenette, a Small Board Room, a Gym, and a Large Open Working Areas. *The space may be turn-keyed by the landlord, and additional changes to the plan could be made.

230 B	8,024 SF	A Reception Area, 4 Offices, a Large Board Room, a Server Room, a Kitchen and Staff Lounge Area, and Multiple Large Open Working Areas. *The space may be turn-keyed by the landlord, and additional changes to the plan could be made.
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ADDITIONAL RENT (2024)

4259 Canada Way
\$19.74 PSF, per annum

4299 Canada Way
\$20.63 PSF, per annum

PARKING

3 stalls per 1,000 SF leased

CURRENT RATES

Reserved Surface:	\$300
Random Underground:	\$130



4259 Canada Way



4299 Canada Way

AVAILABLE UNITS

103	1,013 SF	Available
310	4,844 SF	Available
330	1,672 SF	Available
406	3,958 SF	Available
500	11,076 SF	Available
601	2,801 SF	Available

ADDITIONAL RENT (2024)

\$21.38 PSF, per annum

PARKING

3 stalls per 1,000 SF leased

CURRENT RATES

Random Gated:	\$130
Reserved Surface:	\$300



4370 Dominion Street



4370 Dominion Street



4370 Dominion Main Lobby

FOR LEASE

4400 DOMINION STREET

FOR LEASE

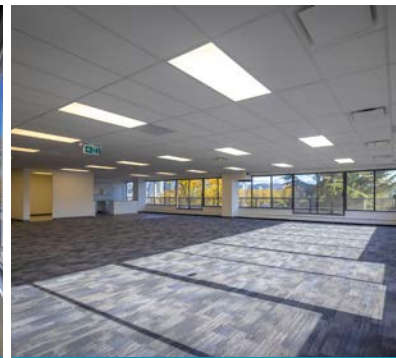
3185 WILLINGDON GREEN

AVAILABLE UNITS

430	1,783 SF	Available. Newly renovated. Open plan with one meeting room and kitchenette.
440	4,040 SF	Available. Newly renovated. Mostly open plan, two offices, two meeting rooms and kitchen.
520	4,508 SF	Available



Unit 440
4400 Dominion Street



Unit 440
4400 Dominion Street



Unit 440 Kitchen
4400 Dominion Street



Unit 440
4400 Dominion Street



4400 Dominion Street



4400 Dominion Street

ADDITIONAL RENT (2024)

\$22.18 PSF, per annum

PARKING

3 stalls per 1,000 SF leased

CURRENT RATES

Random Gated:	\$130
Random Surface:	\$130
Reserved Surface:	\$300



AVAILABLE UNITS

105	6,056 SF	Available
202	7,195 SF	Available
304	2,594 SF	Available

ADDITIONAL RENT (2024)

\$20.39 PSF, per annum

PARKING

3 stalls per 1,000 SF leased

CURRENT RATES

Random Surface:	\$130
Reserved Surface:	\$300
Random Underground:	\$130



Unit 304 Balcony | 3185 Willingdon Green



3185 Willingdon Green



3185 Willingdon Green



3185 Willingdon Green

LEGEND



BUS STATION

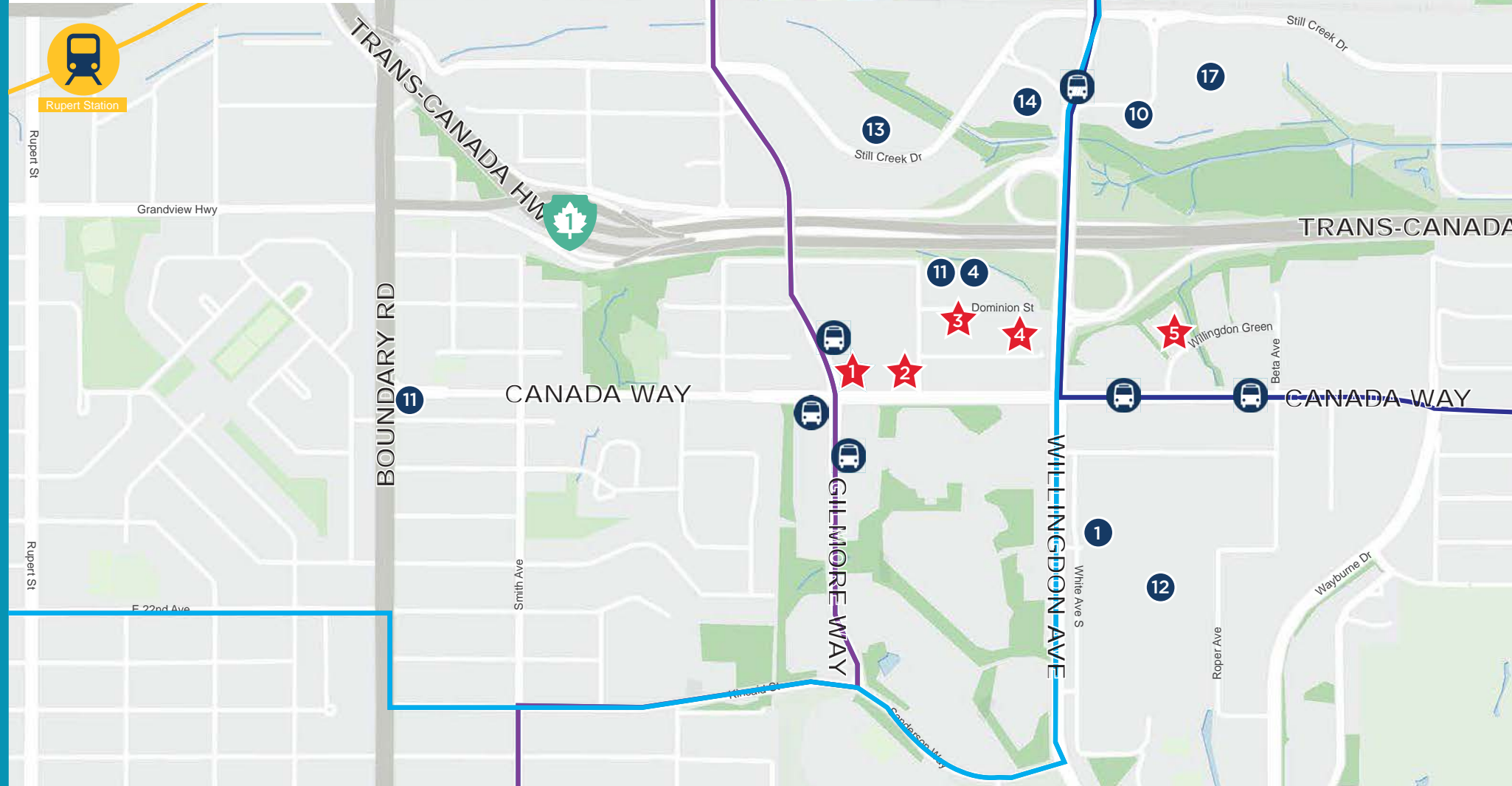


SKYTRAIN STATION

129 BUS (Holdom Station-Patterson Station)

123 BUS (Brentwood Station-New West Station)

025 BUS (Brentwood Station-UBC)



REDSTONE PORTFOLIO

BURNABY, BC

NEARBY AMENITIES

EDUCATION

- 1 BCIT

GROCERY

- 2 Save-On-Foods
- 3 Whole Foods Market

HOTEL

- 4 Grand Villa Casino Hotel & Conference Centre

RESTAURANT/CAFE

- 5 Cactus Club Café
- 6 JOEY Burnaby
- 7 Browns Socialhouse Brentwood
- 8 OEB Breakfast Co
- 9 Earl's Kitchen + Bar
- 10 The Keg Steakhouse + Bar
- 11 Starbucks
- 12 Tim Hortons
- 13 Prado Café
- 14 McDonald's
- 15 White Spot

SHOPPING CENTRE

- 16 The Amazing Brentwood
- 17 Costco

SUBJECT PROPERTY

- ★ 4259 CANADA WAY
- ★ 4299 CANADA WAY
- ★ 4370 DOMINION STREET
- ★ 4400 DOMINION STREET
- ★ 3185 WILLINGDON AVENUE



OFFICE SPACE FOR LEASE

REDSTONE PORTFOLIO

BURNABY, BC



LISTING AGENTS

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