

FOR SUBLEASE

UNIT 302

**5491**

**REGENT STREET**

Burnaby, BC

4,045 SF AVAILABLE



**CONTACT US:**

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#302 - 5491 REGENT ST



Opportunity to sublease 4,045 SF of high-end industrial space in PC Urban's Intraurban Brentwood development. The property is closely located to Burnaby's Brentwood Town Centre, one of the largest master-planned urban destinations in Canada. The location offers quick access to Highway 1, is walking distance to SkyTrain and bus route, and provides convenient access to Vancouver, North Shore and the Fraser Valley.

## PROPERTY DETAILS

Unit Size	Ground Floor	2,933 SF
	Mezzanine	1,112 SF
	Total Area	4,045 SF

Zoning M2 General Industrial

Loading 2 Grade Level Doors

Ceiling Height 24' Clear

Air Conditioning HVAC

Details Kitchenette

Sprinklers ESFR

Power 3 Phase 200 Amp

Base Rent \$19.50 PSF

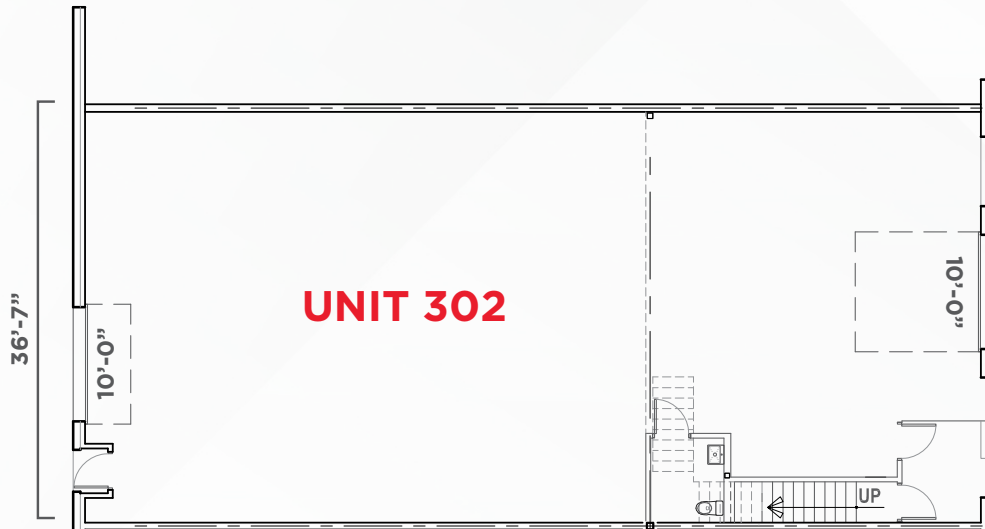
Additional Rent \$9.11 PSF

Availability Immediate

Sublease Term Through February 2026

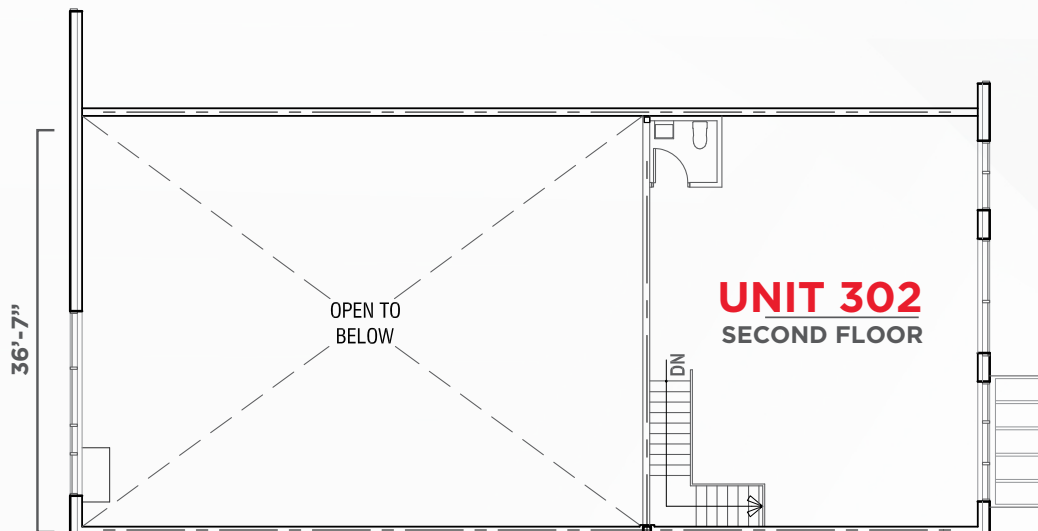
## Ground Floor

2,933 SF



## Mezzanine

1,112 SF



## CONTACT INFORMATION

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