





JEFFREY SCHATZ

Associate Vice President +1 604 608 5968 jeff.schatz@cushwake.com Suite 1200 - 700 West Georgia Street Vancouver, BC V7Y 1A1 +1 604 683 3111 **cushmanwakefield.ca**





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.

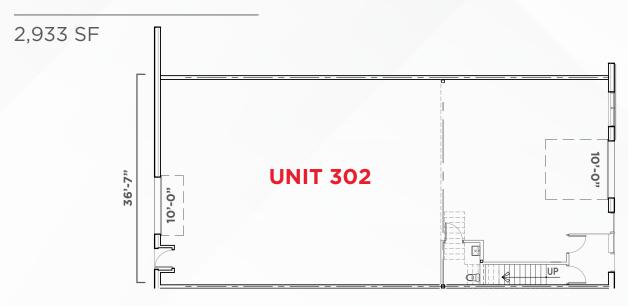
PROPERTY DETAILS

	Ground Floor	2,933 SF	Sprinklers	ESFR
Unit Size	Mezzanine	1,112 SF		
	Total Area	4,045 SF	Power	3 Phase 200 Amp
Zoning	M2 General Industrial		Base Rent	\$19.50 PSF
Loading	2 Grade Level Doors		Additional Rent	\$9.11 PSF
Ceiling Height	24' Clear		Availability	Immediate
Air Conditioning	HVAC		Sublease Term	Through February 2026
Details	Kitchenette			

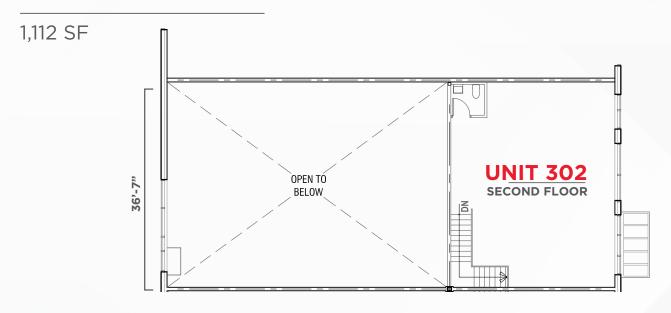
FLOOR PLAN



Ground Floor



Mezzanine



CONTACT INFORMATION

JEFFREY SCHATZ

Associate Vice President +1 604 608 5968 jeff.schatz@cushwake.com Suite 1200 - 700 West Georgia Street Vancouver, BC V7Y 1A1 +1 604 683 3111 cushmanwakefield.ca

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.