

4,257 SF AVAILABLE FOR SUBLEASE

COMMERCE @CITI

SUITE 400 | 4445 LOUGHEED HIGHWAY
BURNABY, BC

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THE OPPORTUNITY

Commerce @Citi is a modern office building strategically located at 4445 Lougheed Highway in the bustling heart of Burnaby. The property boasts 23,600 square feet (SF) of prime retail space, including Brown's Socialhouse, a dental office, a medical office, and a pharmacy, offering unparalleled visibility and direct exposure to the vibrant Brentwood neighbourhood—a hub of growth and innovation.

Cushman & Wakefield ULC (“C&W”) is delighted to offer the opportunity to sublease Suite 400, a versatile space suitable for a wide range of business needs.

PROPERTY FEATURES

Available Space: Suite 400

Rentable Area: 4,257 SF

Basic Rent: Contact Listing Agent

Additional Rent: \$17.30 PSF per annum (2024 estimate)

Sublease Expiry: March 30, 2029

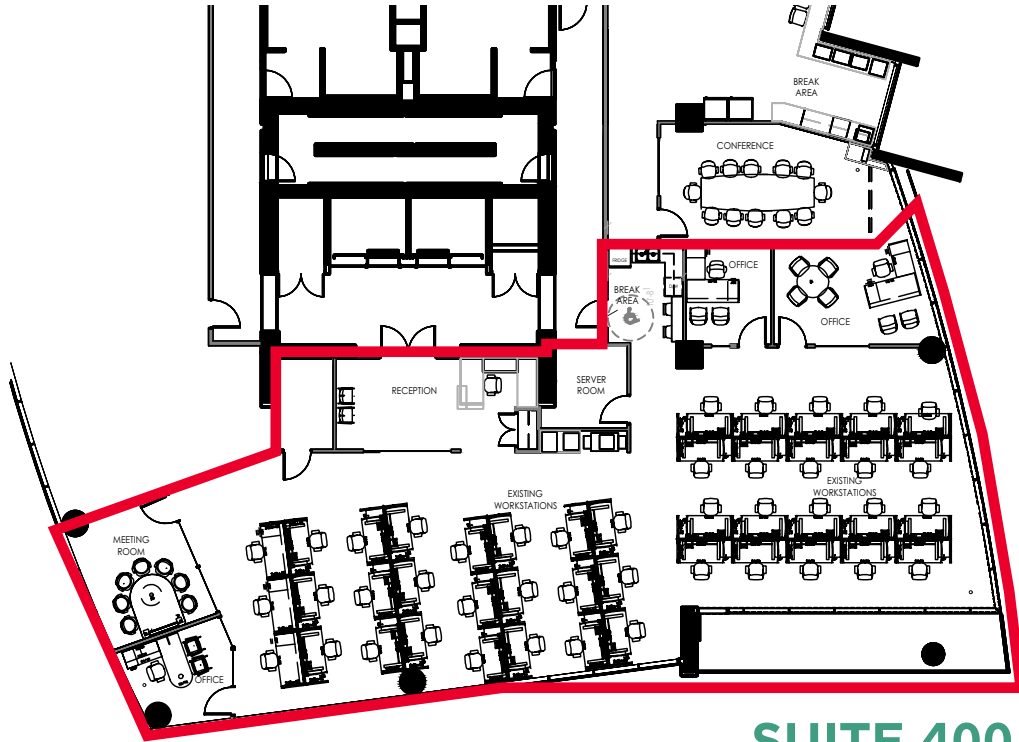
Description: Improved with reception, server room, three (3) offices, one (1) meeting room, coffee room/kitchenette, and open area with workstations.



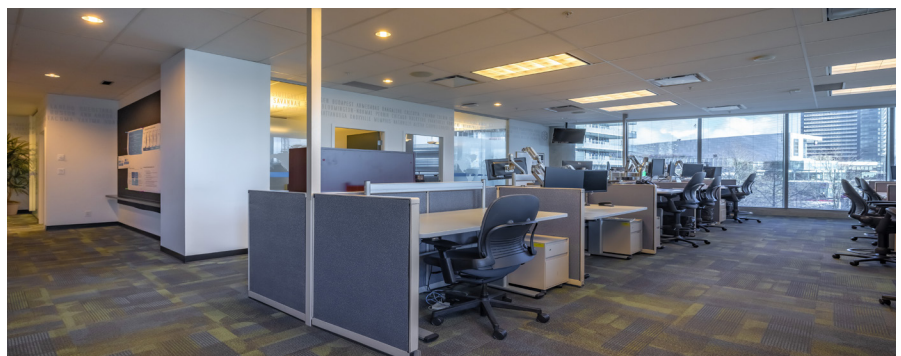
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FLOOR PLAN



SUITE 400



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BUILDING FEATURES & AMENITIES



Parking Ratio:
1 stall per 500 SF



Elevators:
2 serving parking lot and offices



Loading bay:
4 loading bays adjacent to
tenant service doors



Card access security to
all access points



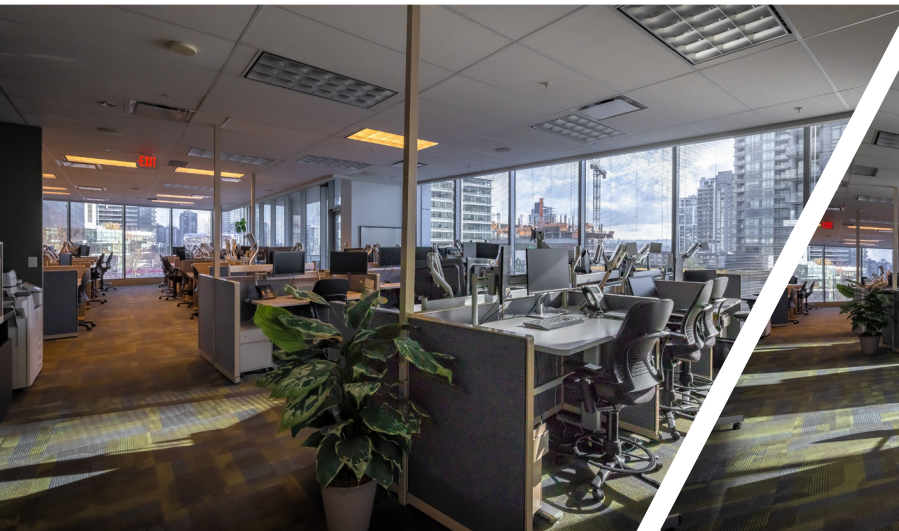
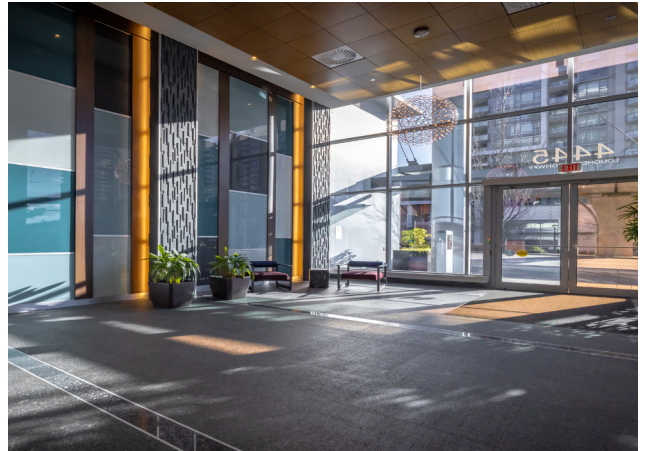
Secure bike storage



Separate men's and women's
shower facility



Retail on-site



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LOCATION MAP

The building is conveniently situated near Brentwood Town Centre & Gilmore SkyTrain Stations, major bus routes, Highway 1, Lougheed Highway, and Boundary Road, offering excellent accessibility. Its strategic location places tenants within close proximity to Brentwood Town Centre, dining options, and other local services. It also provides ample underground parking for both employees and visitors.



88/100
WALK SCORE



77/100
TRANSIT SCORE



76/100
BIKE SCORE



LISTING AGENTS:

Max Zessel

Personal Real Estate Corporation
Senior Vice President
+1 604 640 5824
max.zessel@cushwake.com

Roger Leggatt

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5882
roger.leggatt@cushwake.com

Ethan Regan

Associate
Commercial Sales & Leasing
+1 604 608 5916
ethan.regan@cushwake.com

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