

# FOR LEASE

**4180 & 4190 LOUGHEED HWY**  
BURNABY, BC



**ADJACENT TO GILMORE SKYTRAIN STATION**



**Roger Leggatt**

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

**Max Zessel**

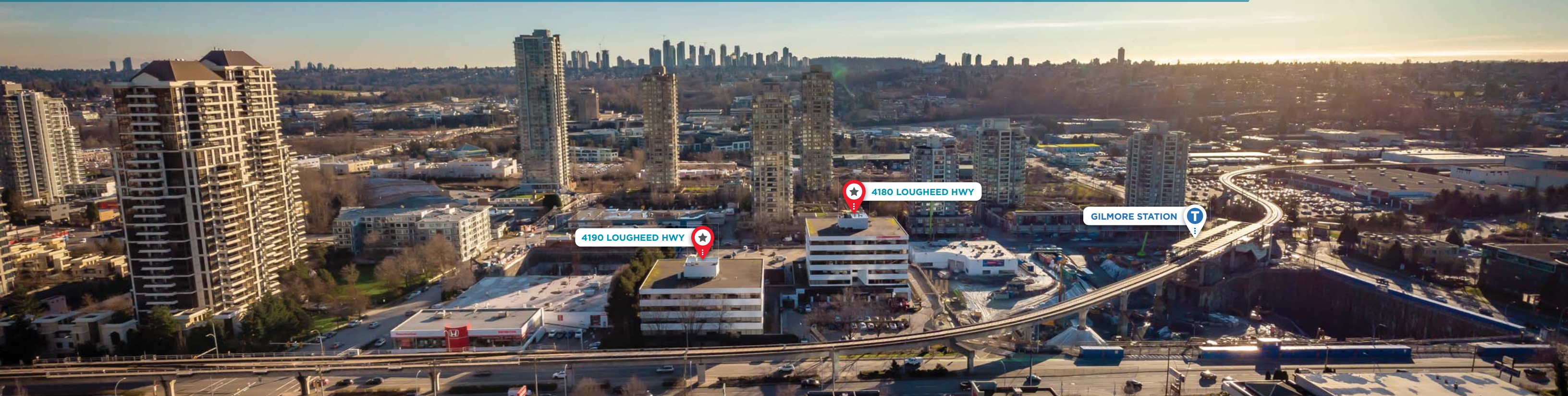
Personal Real Estate Corporation  
Senior Vice President  
604 640 5824  
max.zessel@cushwake.com

**Liam Boulton**

Senior Associate  
Commercial Sales and Leasing  
604 629 5023  
liam.boulton@cushwake.com

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## SPECIFICATIONS

- Security: building & covered-area parking are secured by card access with 24 hour diligent monitoring
- On-site management team
- Gilmore SkyTrain station is a 3 minute walk away
- Computerised HVAC management system, 18 zones per floor
- Common amenity room
- End-of-trip facilities

## PARKING

Secured underground & random parking available.  
Ratio of 1 stall per 500 sf.  
Unreserved Parking \$115/month  
Reserved Parking \$140/month

## TAXES & OPERATING COSTS (2022)

4180 Lougheed Highway \$11.98 psf, pa  
4190 Lougheed Highway \$14.96 psf, pa

## TENANT IMPROVEMENTS

Turnkey packages are available to customize tenants layouts and will be included with all new leases, to Landlord's standard finishes. There is an option for a Tenant Improvement Allowance if more desirable.

## AVAILABLE PREMISES

A variety of options which have been brought back to shell condition and are ready to be improved. Please contact listing agents for details, floor plans and to arrange a tour.

## 4180 LOUGHEED HIGHWAY

SUITE 106	2,230 sf	Available immediately. This newly renovated ground floor office space features direct access, as well as three offices, two boardrooms/group offices, a kitchenette and an open area.
SUITE 601	9,323 sf	Available. Fully furnished.

## 4190 LOUGHEED HIGHWAY

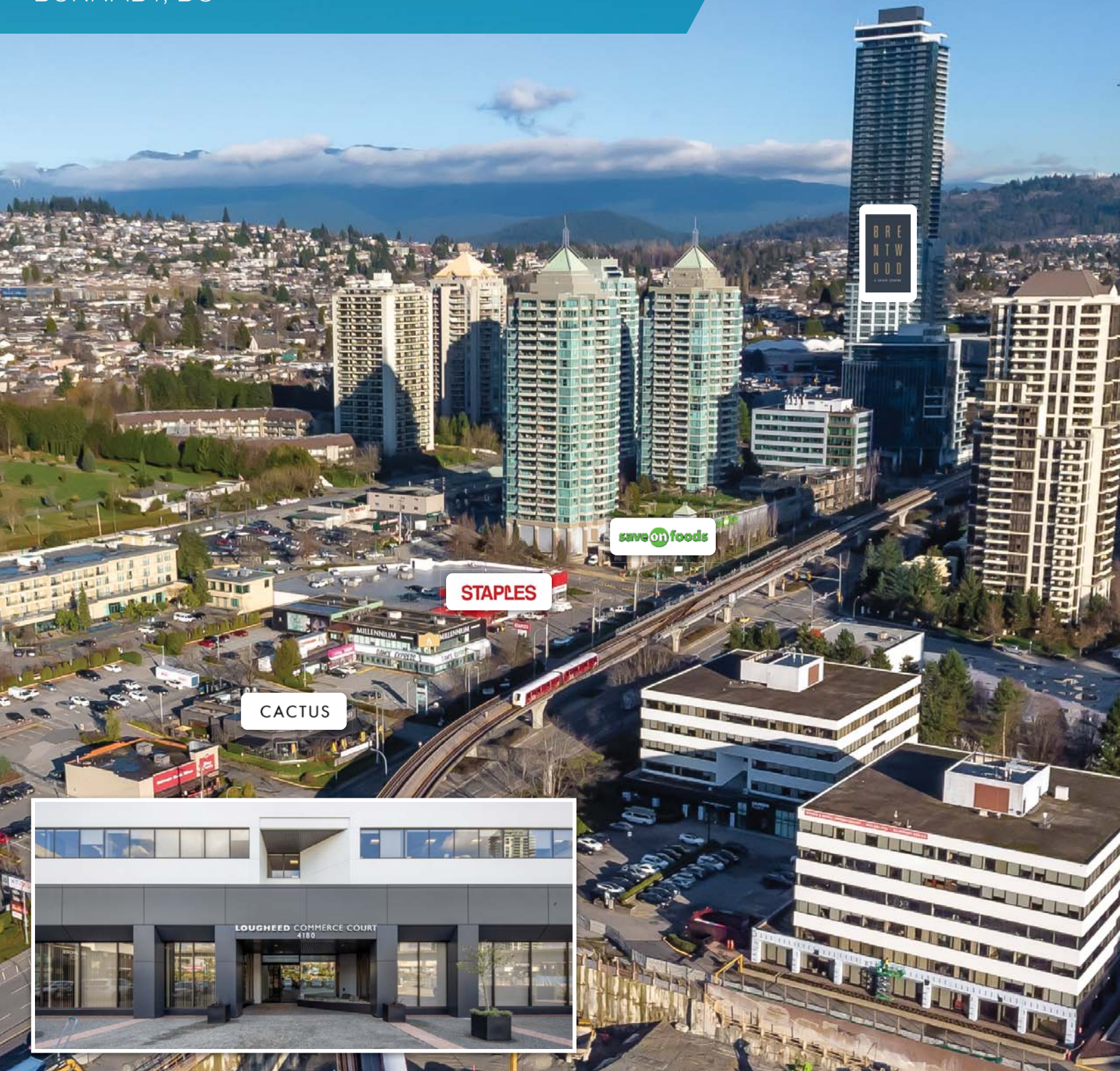
SUITE 202	3,755 sf	Available	6,248 sf	#202, and #205 are currently combined together for 6,248 sf, they can however be re-demised
SUITE 205	2,493 sf	Available		
SUITE 207	2,002 sf	Available. Newly improved with mix of offices and open area. Also includes meeting room and kitchen area.		
SUITE 300	14,070 sf	Available. Full Floor Opportunity. Open area ready for landlord turnkey. Features include an exposed ceiling system with LED lighting.		
SUITE 401	14,070 sf	Available. Open area ready for landlord turnkey. Features include an exposed ceiling system with LED lighting.		
SUITE 503	10,750 sf	Available. Open area ready for landlord turnkey. Features include an exposed ceiling system with LED lighting.		

## RETAIL

UNIT 104	847 sf	Built-out Café ready to move in
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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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