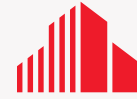


FOR LEASE

BRENTWOOD OFFICE CENTRE
4664 LOUGHEED HIGHWAY
BURNABY, BC



**CUSHMAN &
WAKEFIELD**

EXTENDED TERM AVAILABLE



Cody Buchamer

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OPPORTUNITY

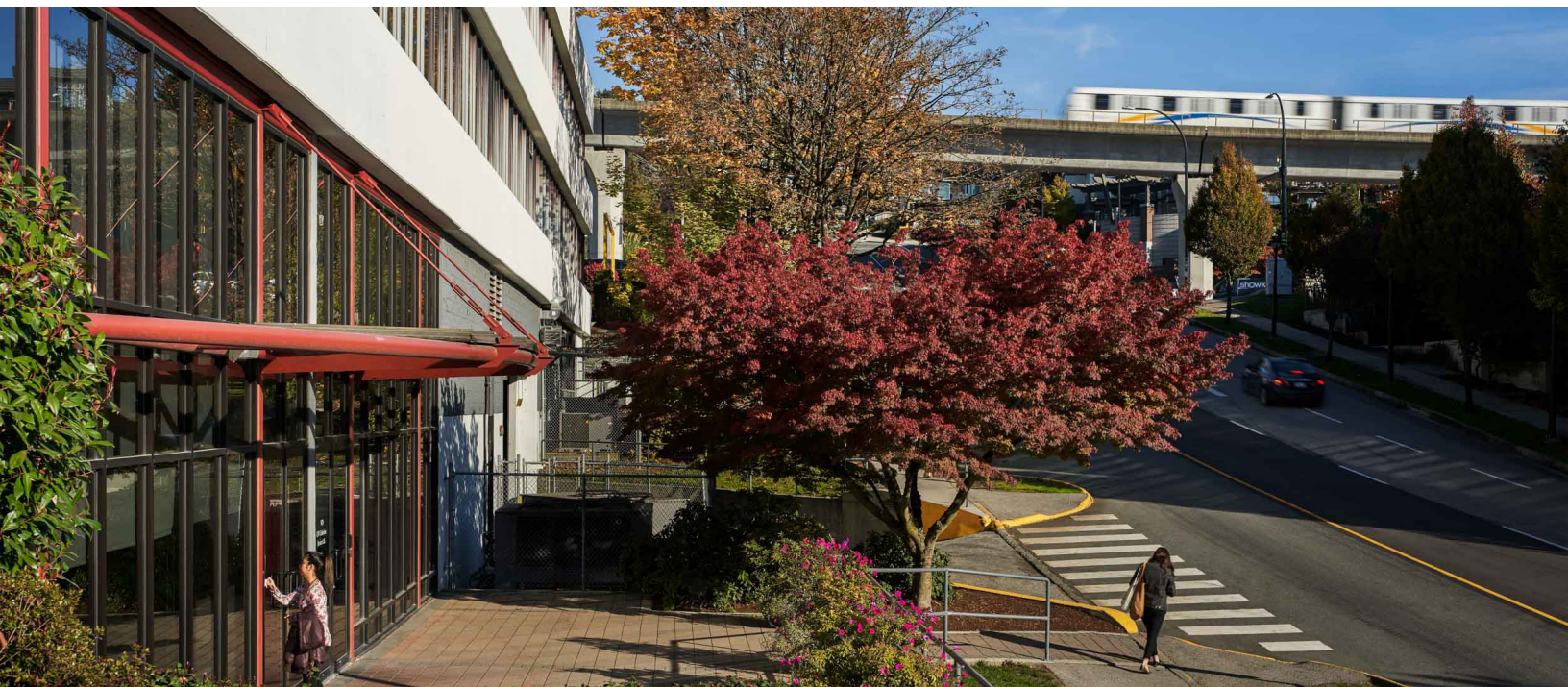
Comprised of over 196,000 SF of office and warehouse space, Brentwood Office Centre offers a central location, robust amenities and flexible floor plates making it the ideal property for companies looking to expand or establish themselves in one of Burnaby's fastest growing urban communities.

LOCATION

Brentwood Office Centre is conveniently located next to the Brentwood Skytrain Station and the Amazing Brentwood, a developing commercial and residential neighborhood comprised of high-rise office towers, mixed-use and residential buildings, and a wide range of retail.

SALIENT DETAILS

YEAR BUILT	1974
AMENITIES	On-site fitness centre, boardroom, gated bike lockers, honey bee hives hosted and harvested through Alveole
PARKING	283 underground parking stalls 65 surface stalls \$110/month unreserved stalls \$150/month reserved stalls
STORAGE	Storage lockers available at an additional monthly charge. Contact listing agents for details
ADDITIONAL RENT	\$17.84 PSF, per annum (2026 est.)
MANAGEMENT & SECURITY	Professionally managed by Peterson Commercial Security monitoring by Fusion Security Inc.

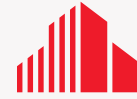


AVAILABILITIES

SUITE	AREA	LEASE RATE	AVAILABLE
160	908 SF	\$22.00 PSF	Immediately
221	11,641 SF	\$22.00 PSF	Immediately
260	1,443 SF	\$22.00 PSF	December 1, 2026
275	9,542 SF	Under Contract	Immediately

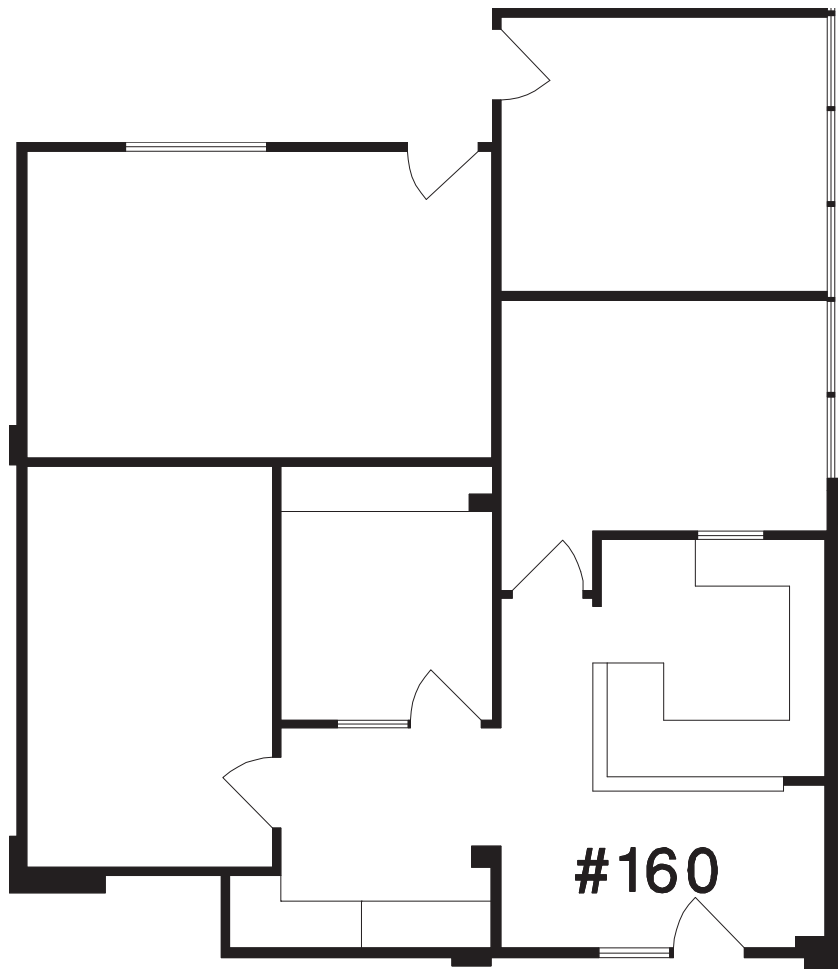
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**CUSHMAN &
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#160 908 SF



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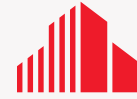
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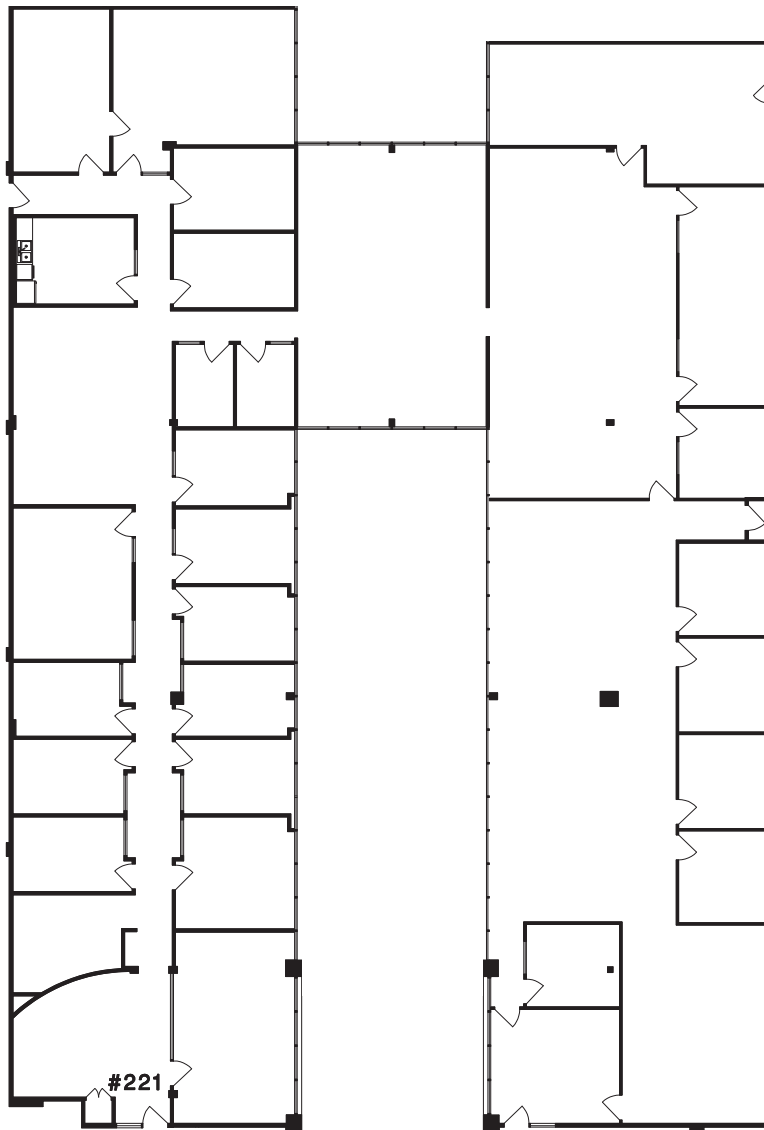
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**CUSHMAN &
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#221 11,641 SF



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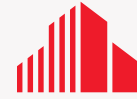
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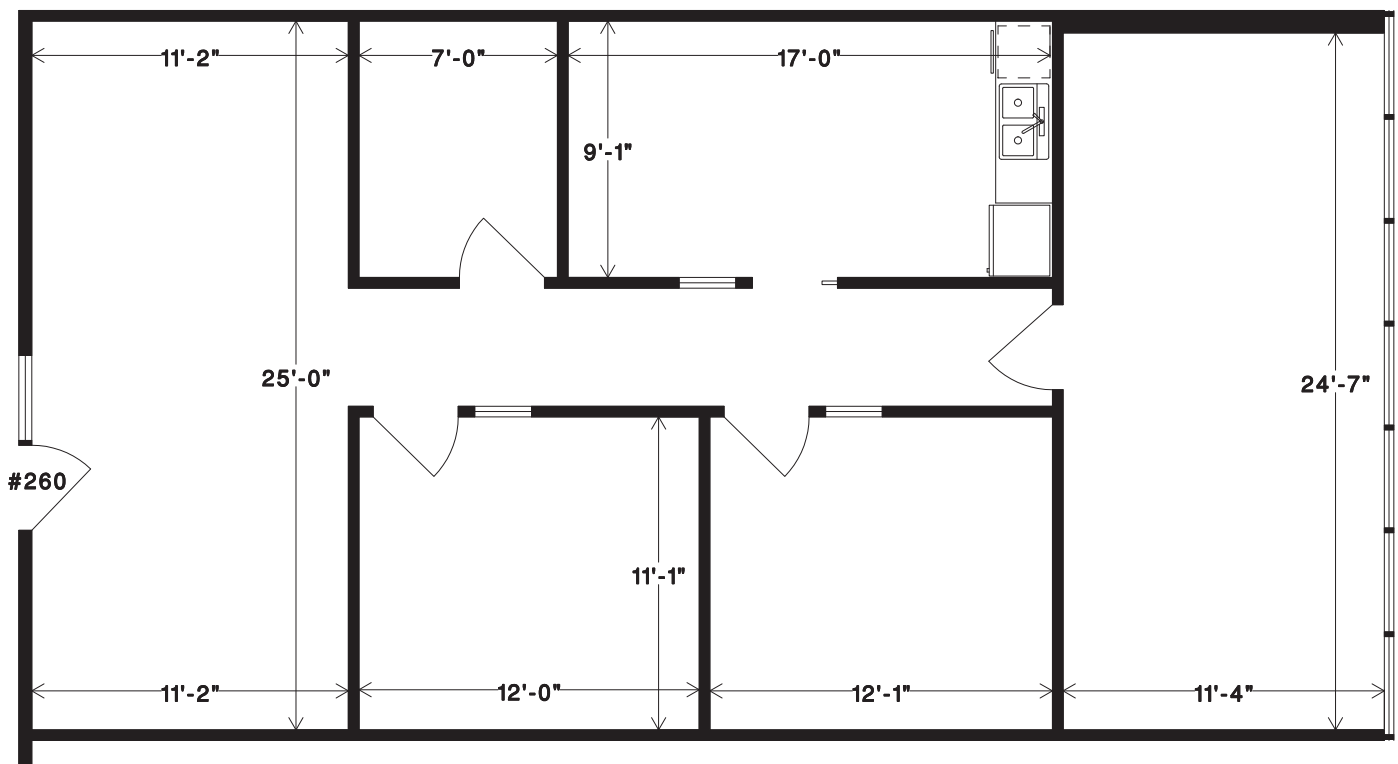
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**CUSHMAN &
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#260 1,443 SF



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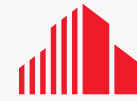
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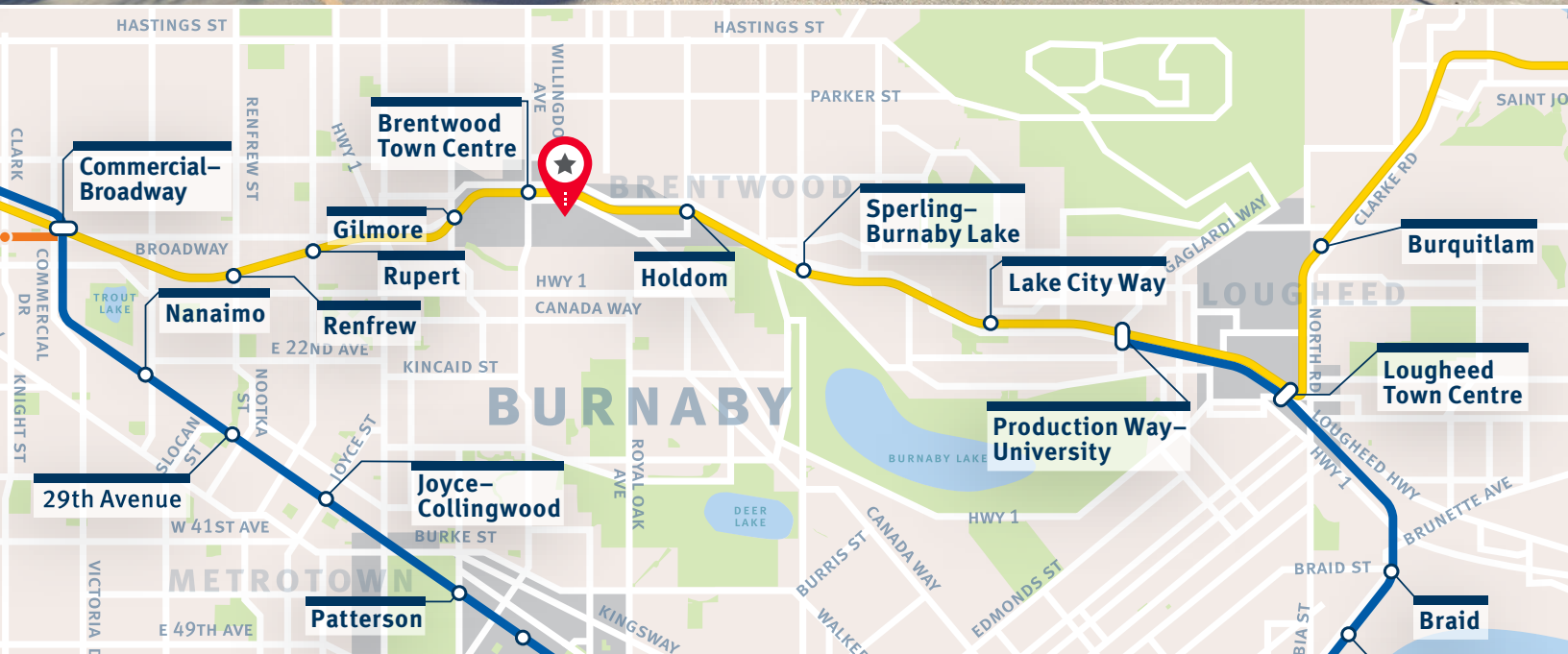
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