

4,257 SF AVAILABLE FOR SUBLEASE

# COMMERCE @CITI

SUITE 400 | 4445 LOUGHEED HIGHWAY  
BURNABY, BC



**CUSHMAN &  
WAKEFIELD**



# COMMERCE @CITI

## SUITE 400 | 4445 Lougheed Highway, Burnaby, BC

### 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:** \$17.65 PSF per annum (2025 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.

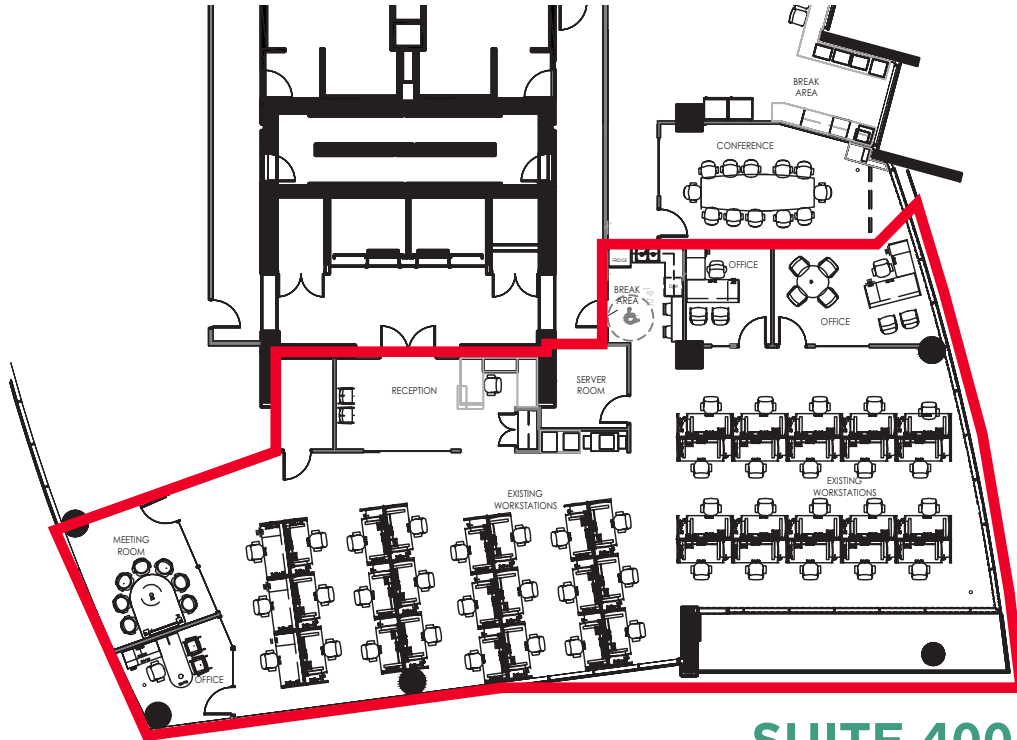




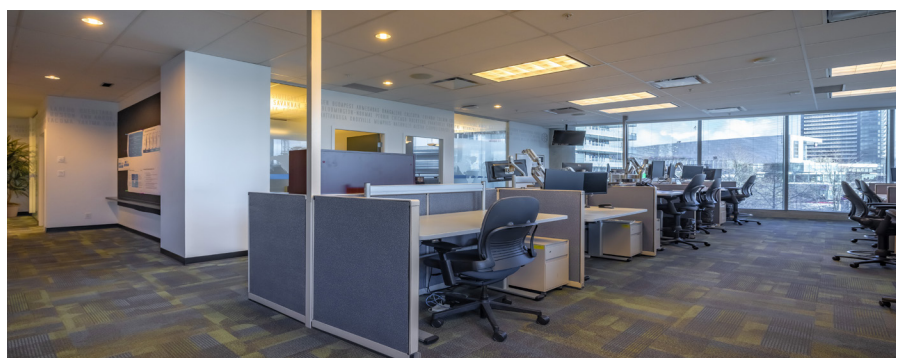
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## FLOOR PLAN



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



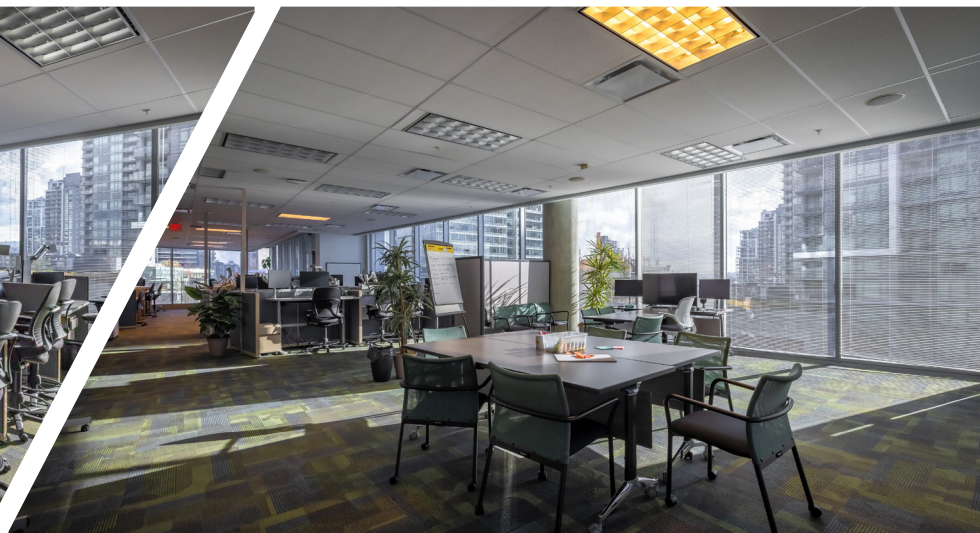
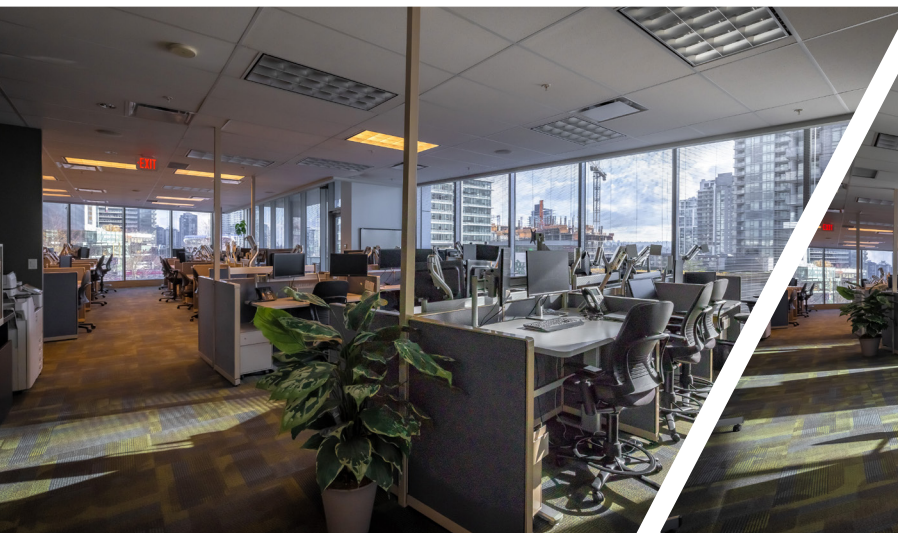
Secure bike storage



Separate men's and women's  
shower facility



Retail on-site





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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:

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