

# 4190

## LOUGHEED HIGHWAY

BURNABY, BC  
LOUGHEED COMMERCE COURT

Discover 2,002 square feet of premium, rentable office space, meticulously improved for modern business needs. This prime location is conveniently situated directly across from the Gilmore SkyTrain station, offering unparalleled accessibility and visibility for your business.

### SUITE FEATURE

- 1 Meeting Room
- 1 Kitchen
- 4 Exterior Offices
- 1 Interior Office
- 4 Parking Stalls Available
- Furniture Negotiable

### BUILDING AMENITIES



End of Trip  
Facilities



24/7  
Card Access



Bike  
Storage



Shared Tenant  
Lounge

# FOR SUBLEASE



**CUSHMAN &  
WAKEFIELD**



# PROPERTY DETAILS

SUITE: 207

SIZE: 2,002 SF

ADDITIONAL RENT: \$14.38

ASKING: (Negotiable)

EXPIRY DATE: June 29, 2026

Available Immediately



# LOCATION

Commerce Court is ideally situated between Gilmore and Madison Ave. on Lougheed Highway, right in the vibrant heart of Brentwood. This area is renowned for its walkability, abundant amenities, and seamless access to transit, including the Gilmore SkyTrain station just steps away. The location offers exceptional connectivity, with nearby highways and the Central Valley Greenway, along with a variety of top-tier restaurants, shopping, and retail services.



88

Walk Score



79

Bus Score



68

Bike Score





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## LOUGHEED HIGHWAY

### CONTACT

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