

# 44 99 sanderson way

BURNABY, BC | 129,905 SF | CLASS A OFFICE SPACE

built for growth -

DESIGNED FOR INNOVATION





44  
99

# start fresh, grow fast

Leave behind crowded commutes and cookie-cutter cubicles for a future-ready workspace embraced by nature. 4499 Sanderson, a brand-new three-story office in the heart of Metro Vancouver, features expansive 40,000 SF floorplates, adaptable white-box spaces, and generous zoning for unmatched flexibility. Complete with panoramic tree-lined and mountain views from each floor, it's the ultimate setting for connection and innovation.

129,905 SF OF CLASS A OFFICE SPACE

MAIN FLOOR: 40,065 SF

2<sup>ND</sup> FLOOR: 43,573 SF

3<sup>RD</sup> FLOOR: 46,267 SF







EMPLOYEES WHO SPEND TIME OUTDOORS

ARE 40% MORE LIKELY TO CREATE

INNOVATIVE SOLUTIONS TO PROBLEMS<sup>1</sup>

**Net asking rent:** Contact listing agents for details

**Additional rent:** \$17.00 PSF per annum (2024 estimate)

**Parking:** 3 stalls per 1,000 SF, leased at market rate

**Zoning:** CD (Comprehensive Development District)  
M8 (Advanced Technology Research District)  
M5 (Light Industrial District)

4499 sanderson way



# expansive spaces, infinite possibilities

## STRUCTURAL

- Ceiling height: 15'8" main floor, 14'3" floors 2 & 3
- Large efficient floorplates (±40,000 SF)
- Measurement standard: BOMA 2017

## MECHANICAL

- Power: 2,000A/600V service
- State-of-the-art building systems
- HVAC 4 pipe fan-coil system

## WELLNESS

- LEED certified CS V4
- Exterior plaza with built-in benches
- Panoramic tree-lined and mountain views

## AMENITIES

- Underground parkade with 3/1,000 parking ratio
- Changing rooms, showers, and storage lockers
- Secure bicycle storage





EMPLOYEES WHO ENGAGE IN NATURE-BASED ACTIVITIES

REPORT FEELING 70% MORE RELAXED AND FOCUSED AT WORK<sup>2</sup>





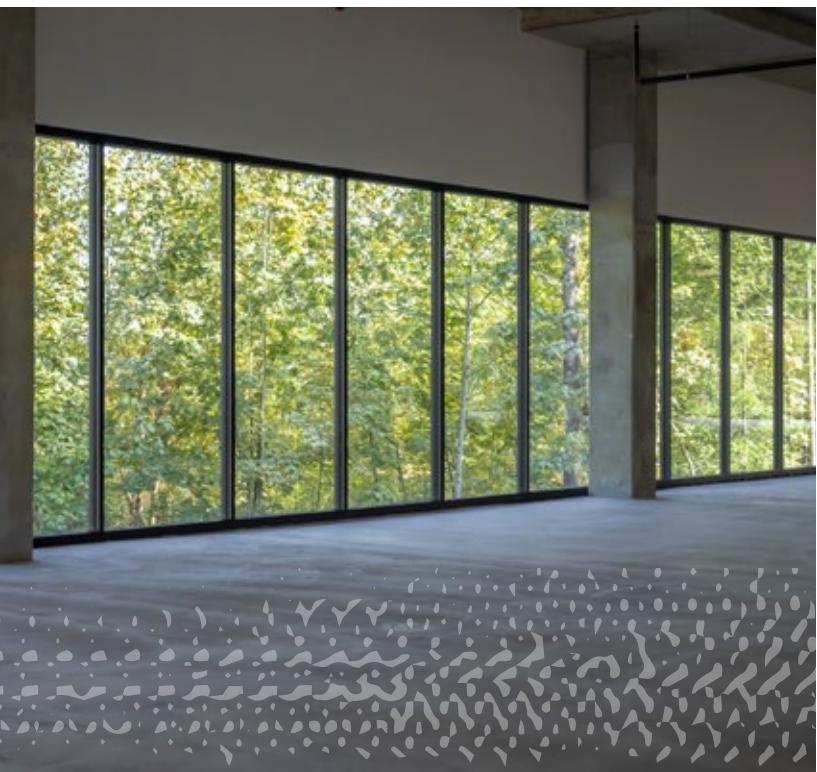
SPENDING JUST 20 MINUTES IN A NATURAL SETTING

CAN INCREASE YOUR CREATIVITY BY UP TO 50%<sup>3</sup>





# nature-inspired spaces

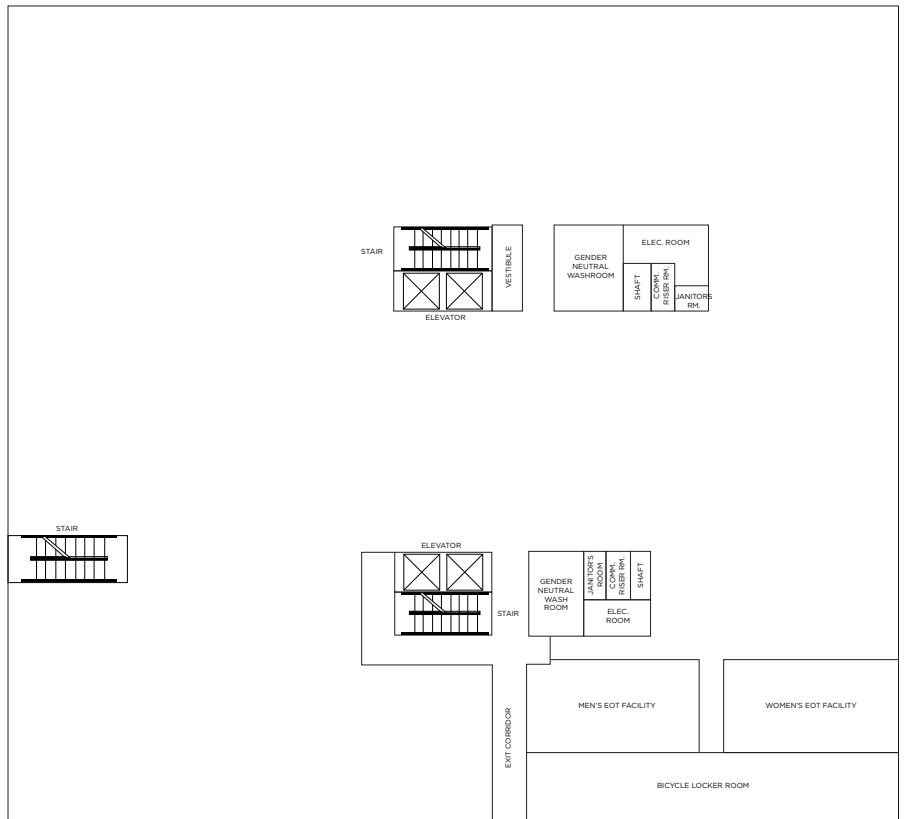




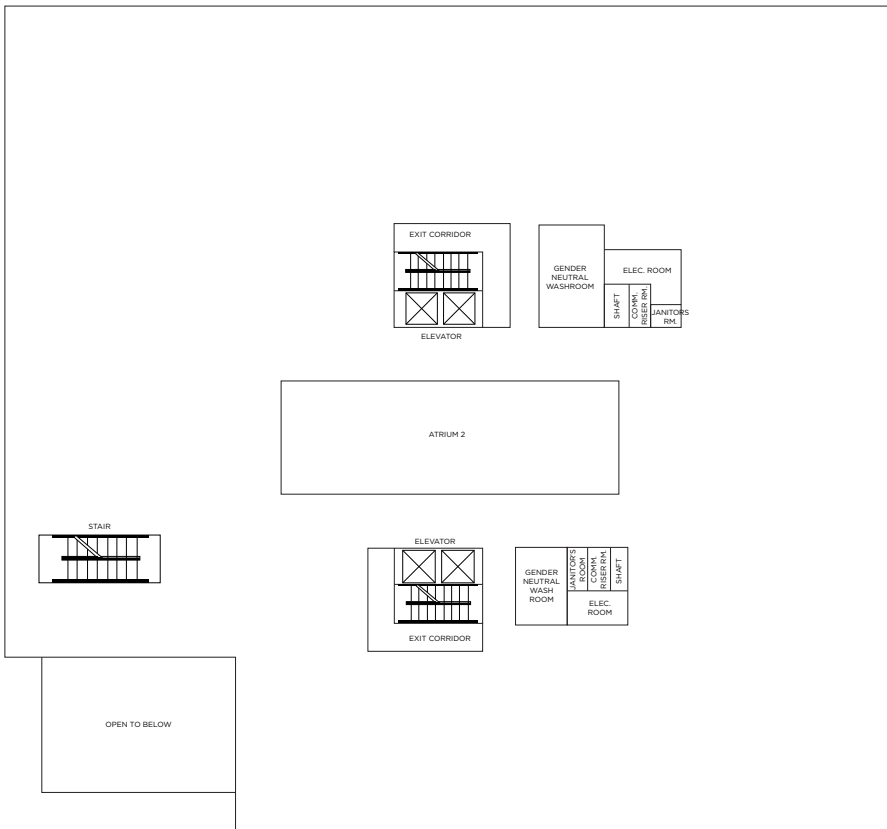
44  
99

# 1st floor

40,065 SF

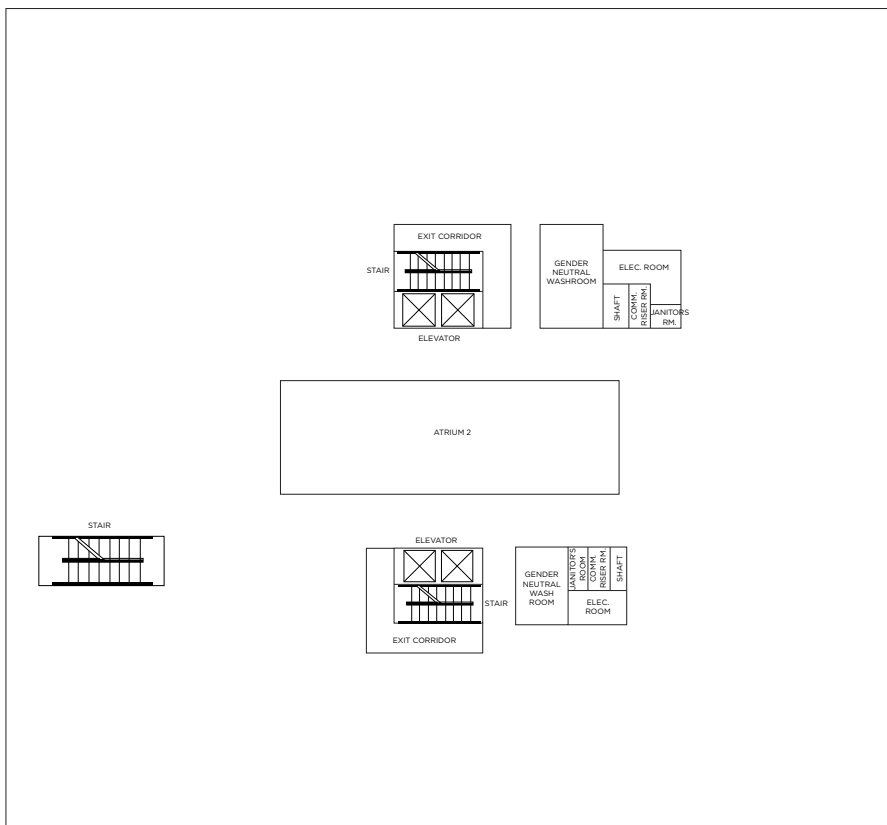






# 2nd floor

43,573 SF



# 3rd floor

46,267 SF





OFFICE SPACES WITH NEARBY PARKS CAN FOSTER

A 25% INCREASE IN SOCIAL INTERACTIONS AMONG COWORKERS,

BUILDING STRONGER TEAMS<sup>4</sup>





# experience Burnaby's great outdoors

As one of the fastest-growing cities in Metro Vancouver, Burnaby combines the convenience of a downtown location within a serene, nature-inspired setting. This unique blend offers businesses access to a diverse and thriving economy, all within the peaceful embrace of lush greenery.

## LOCATED WITHIN A 5-MINUTE DRIVE:

35+

RESTAURANTS

6+

RETAIL CENTRES

19+

FITNESS CENTRES

7+

HOTELS

150+ CITY PARKS

70+ KM OF BIKE ROUTES/TRAILS

11+ DOG PARKS

4+ GOLF COURSES

CITY OF  
BURNABY



# pathways of opportunity

Burnaby is just a short distance from Greater Vancouver's top neighbourhoods, providing quick and convenient access for both drivers and public transit commuters.

## DRIVE TIMES:

3 min

BOUNDARY ROAD

5 min

TRANS-CANADA HWY

5 min

1A KINGSWAY

9 min

THE AMAZING  
BRENTWOOD

## PUBLIC TRANSIT TIMES // SKY TRAIN:

12 min

METROTOWN SERVICE EVERY 12 MIN

14 min

BRENTWOOD TOWN CENTRE SERVICE EVERY 9 MIN

17 min

GILMORE SKYTRAIN SERVICE EVERY 10 MIN

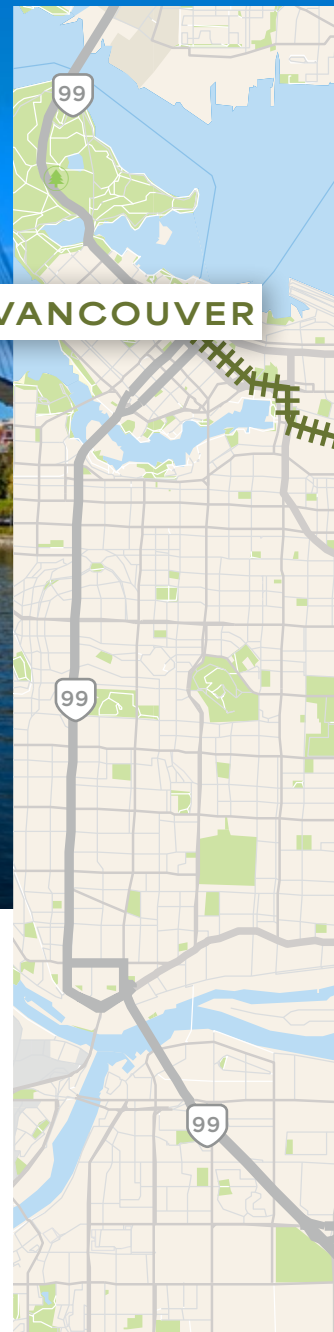
34 min

DOWNTOWN VANCOUVER SERVICE EVERY 12 MIN

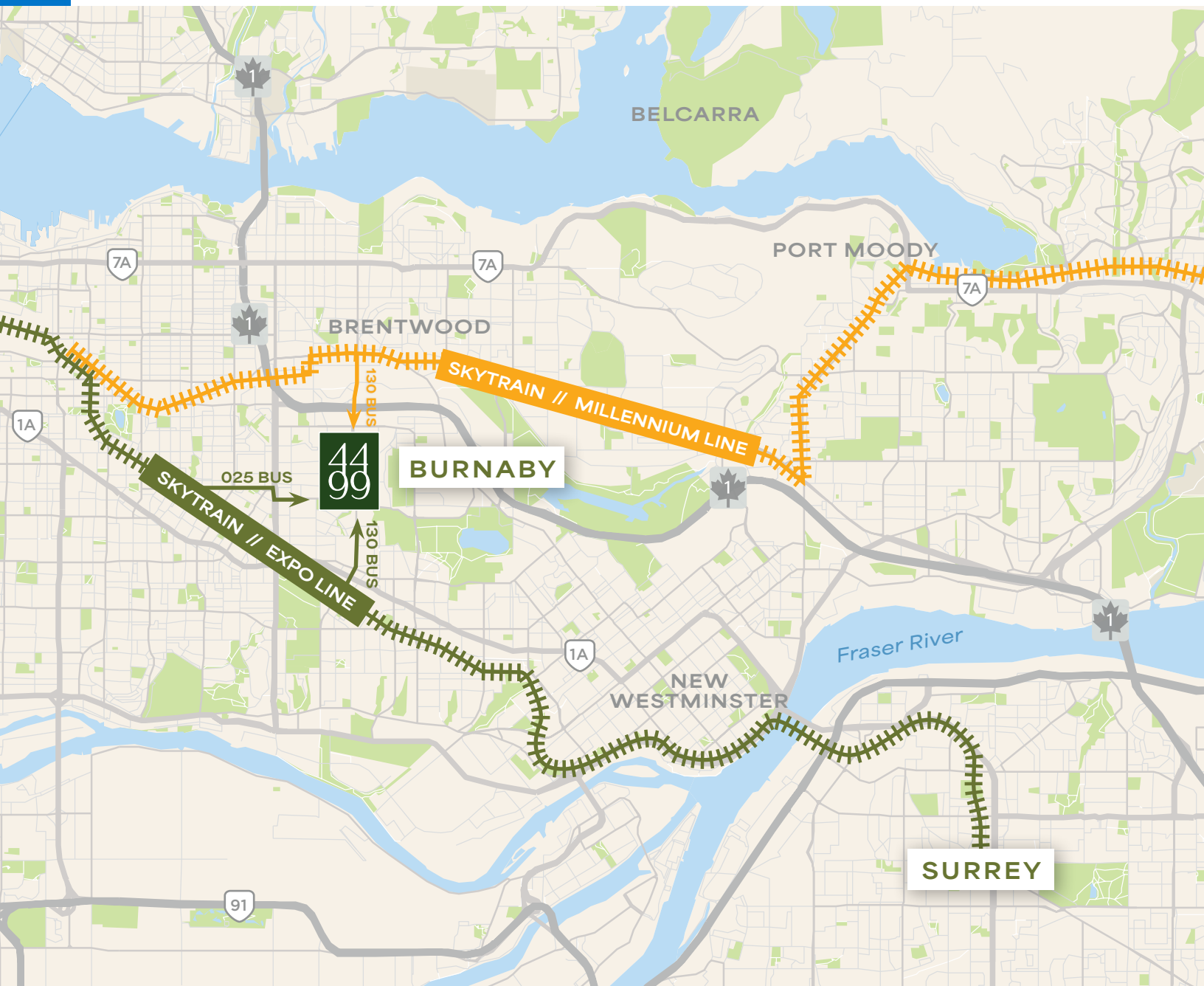
37 min

SURREY SERVICE EVERY 9 MIN

VANCOUVER







## TOP COMPANIES WITH LOCAL ROOTS

**FORTINET**

**Tantalus**

**TELUS**

**delta-q**  
TECHNOLOGIES



**PIRANHA**  
GAMES

**LifeLabs**

**Prism**  
ENGINEERING

**EA**

**PACIFIC**  
**BLUE CROSS**

**kwj**

**XENON**

**HUB**

**TEKsystems**  
Own change

4499 sanderson way







4499  
Sanderson Way

4499 sanderson way





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