

# THE NiODE

3855 WAYBURNE DRIVE, BURNABY, BC



[ UNLOCK INNOVATION AND GROWTH ]

±111,453 SF | R&D + WAREHOUSE OPPORTUNITY | TWO SUITES AVAILABLE







## CONNECT TO POSSIBILITY

You bring the big ideas, we'll help you bring them to life. Located in the serene and thriving Burnaby, BC, The Node offers a blank canvas of ample office, R&D/Lab, and warehouse space – ready to work with you.

The Node's central Burnaby location offers seamless connectivity to SkyTrain, major freeways, and the broader Metro Vancouver network—ensuring your team, clients, and logistics are always in sync. Maximize visibility with excellent signage and inspiration from an abundance of natural light and views.

The Node is your essential connection between your vision and its full potential. The Node is your next move forward.

[ 111,453 SF ]  
LEASABLE AREA

TWO UNITS OFFERING OFFICE,  
WAREHOUSE, AND R&D SPACE

SUITE 1: 61,124 SF  
SUITE 2: 50,329 SF

ZONING: M1 MANUFACTURING DISTRICT



# DESIGNED FOR SCALABLE GROWTH

## [ AMENITIES ]

- Two illuminated pylon exterior sign locations with excellent visibility
- Inspiring views of Burnaby and beyond
- Secure bicycle stalls that will hold 20–25 bicycles
- 104 parking stalls with 8 Level II EV charging facilities
- Rough in security system
- Easy access to SkyTrain and local freeways

## [ STRUCTURAL HIGHLIGHTS ]

- Ceiling Height: 21’6” - 26’6” clear in warehouse; 11’1” - 13’3” clear in R&D
- High performance curtain wall and large format punch windows
- High performance exterior base building LED lighting
- ESFR sprinkler system within warehouse
- 1 x 3,500 lbs & 1 x 6,000 lbs. Machine-less hydraulic elevator system
- TELUS PureFibre network

FLOOR LOAD:	LOADING:
Level 1: 500 lbs/SF	Level 1: 3 dock-high doors, 2 grade-level doors
Level 2: 100 lbs/SF	
Level 3: 300 lbs/SF, warehouse office at 100 lbs/SF	Level 3: 5 dock-high doors, 2 grade-level doors
Level 4: 100 lbs/SF	

## [ SYSTEM HIGHLIGHTS ]

- Servicing 1600/800 Amps, 347/600 V3 Phase Power
- Warehouse ventilation designed to achieve 0.5 air changes per hour (8,000 cfm) including adequate ventilation to accommodate electric forklifts. Tenant premises ventilation designed to meet code requirements



INSPIRING  
VIEWS



PARKING &  
EV CHARGING



SEAMLESS  
CONNECTIVITY

THE NiODE

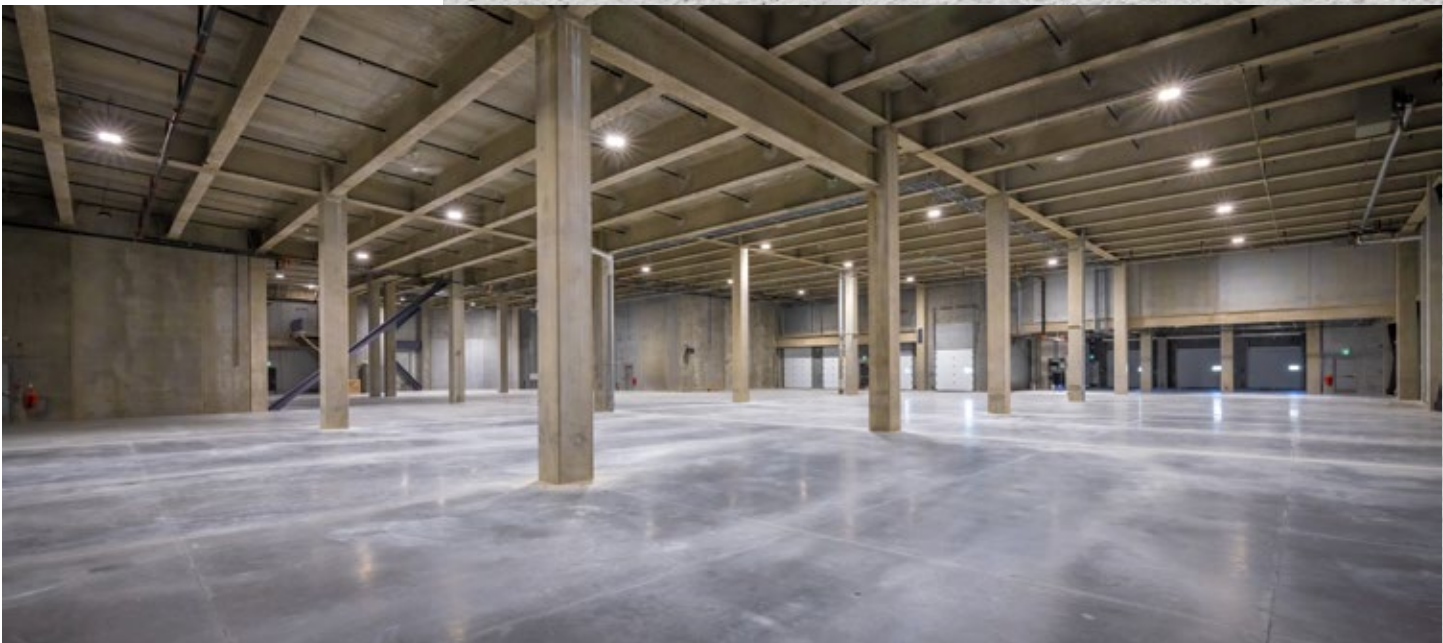
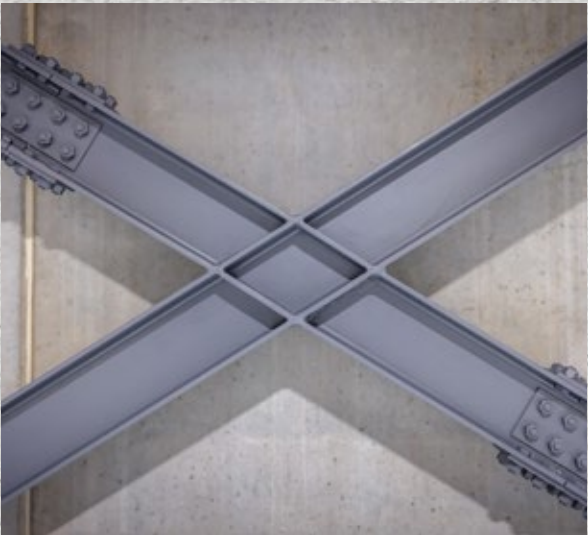
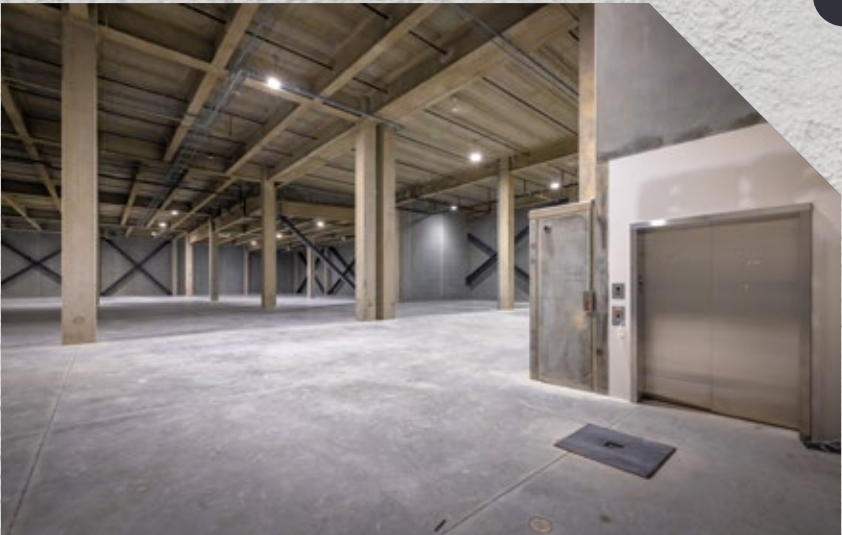
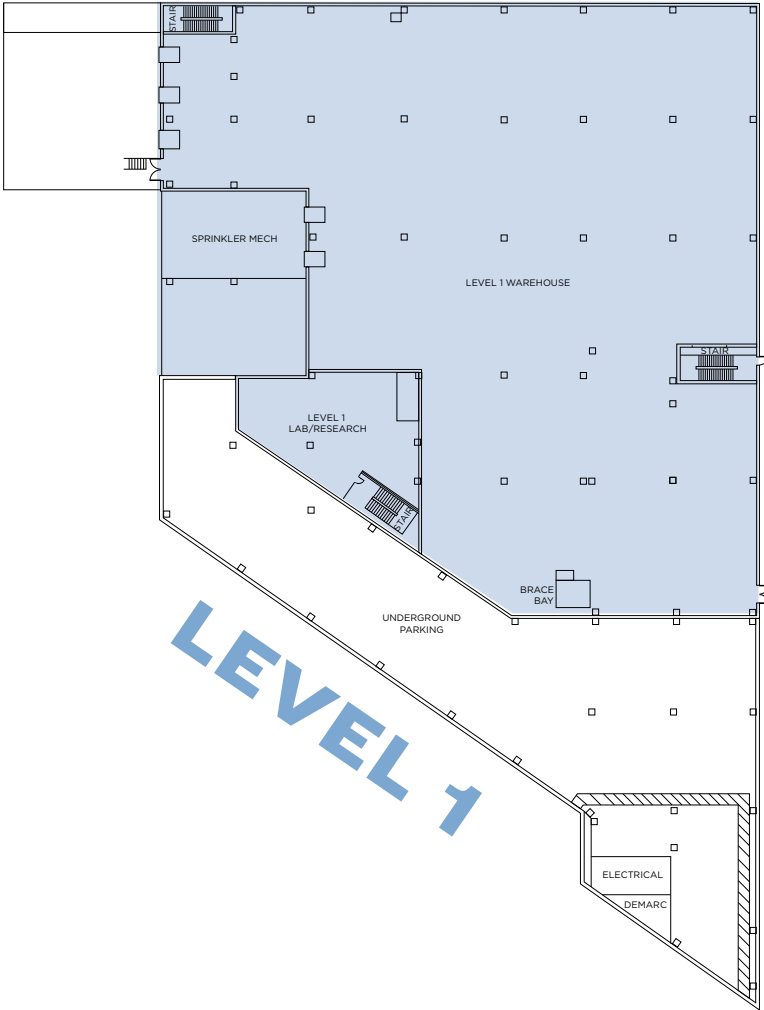


[ UNIT 1 ]

LEVELS 1 & 2, 61,124 SF

AVAILABLE FOR LEASE

LEVEL 1	OFFICE: 2,775 SF
LEVEL 1	WAREHOUSE: 33,768 SF
LEVEL 2	R&D: 24,581 SF
TOTAL SF	61,124 SF

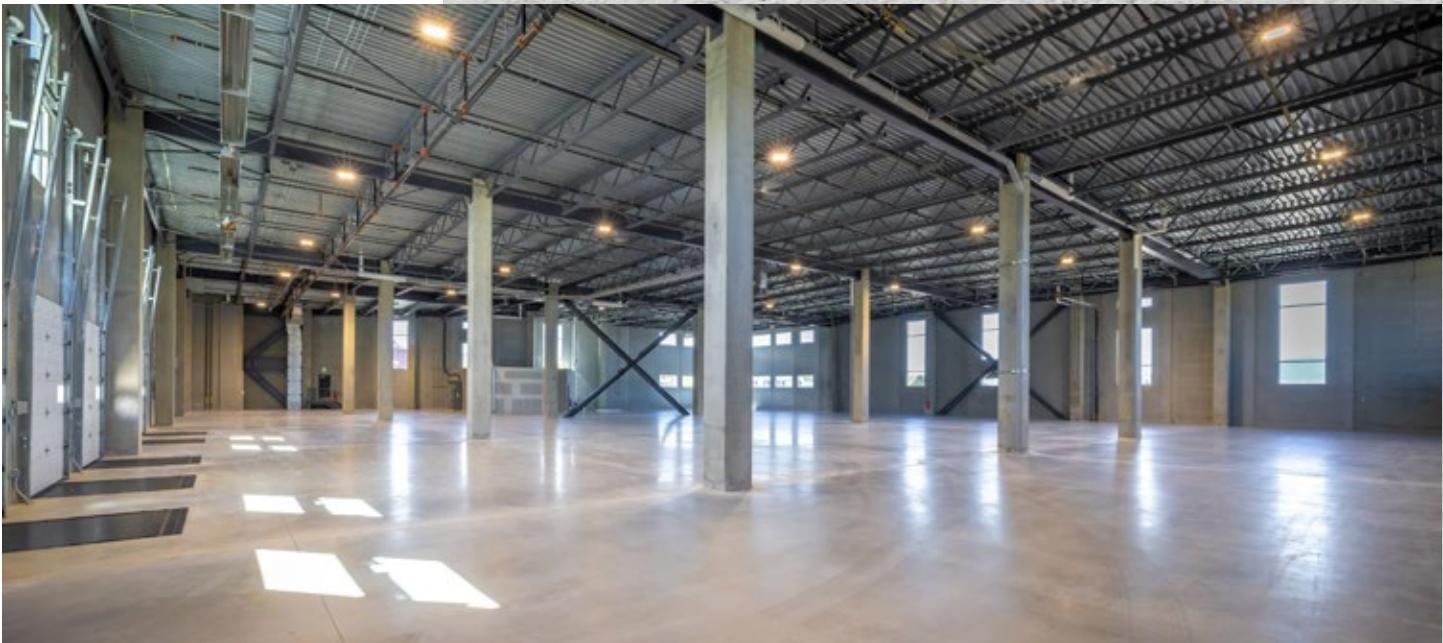
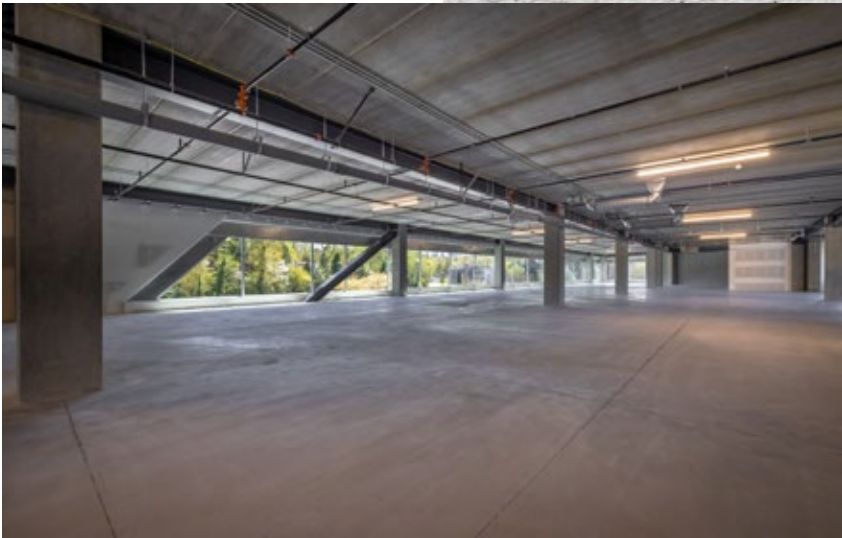
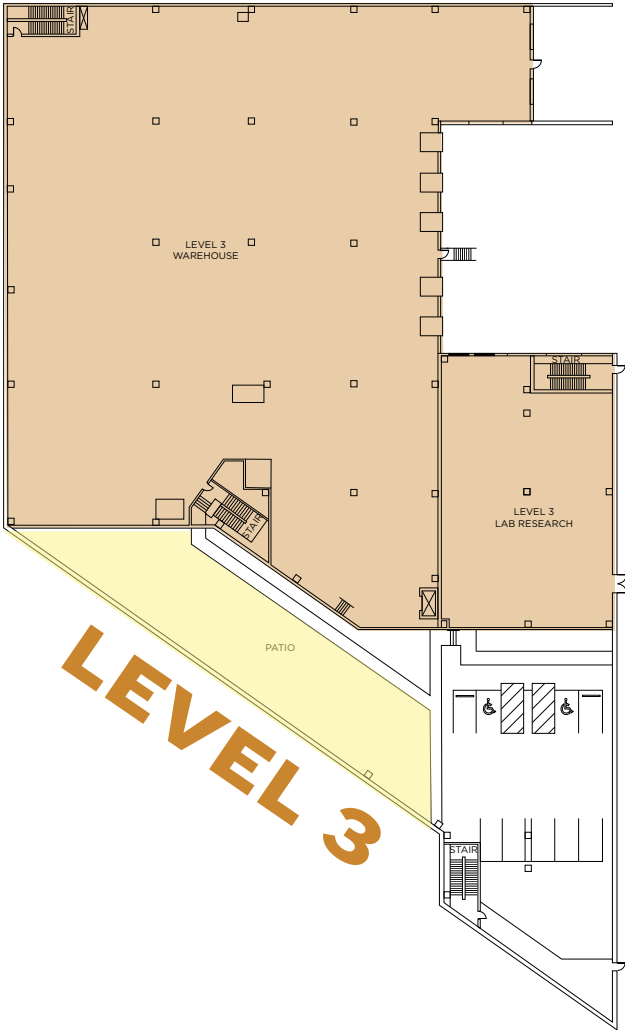




[ UNIT 2 ]  
LEVELS 3 & 4, 50,329 SF

AVAILABLE FOR LEASE

LEVEL 3	OFFICE: 5,847 SF
LEVEL 3	WAREHOUSE: 30,014 SF
LEVEL 4	R&D: 14,468 SF
TOTAL SF	50,329 SF







35+

RESTAURANTS

6+

RETAIL  
CENTERS

19+

FITNESS  
CENTERS

7+

HOTELS



[ TOP COMPANIES WITH LOCAL ROOTS ]



YOUR  
BUSINESS.  
CONNECTED  
AT THE CORE.

The Node is at the center of innovation. Positioned for unparalleled growth, choose to draw talent from BCIT, access an exciting collection of amenities, and network with local top companies.





# STRATEGICALLY LOCATED FOR CONVENIENCE

Take advantage of Burnaby's centralized location! With easy connections to Downtown Vancouver, Surrey, and other top neighborhoods, The Node offers an easy commute via freeways and public transit.

## [ ACCESS ]

- BOUNDARY ROAD: 6 MIN
- 1A KINGSWAY: 7 MIN
- TRANS-CANADA HWY: 8 MIN

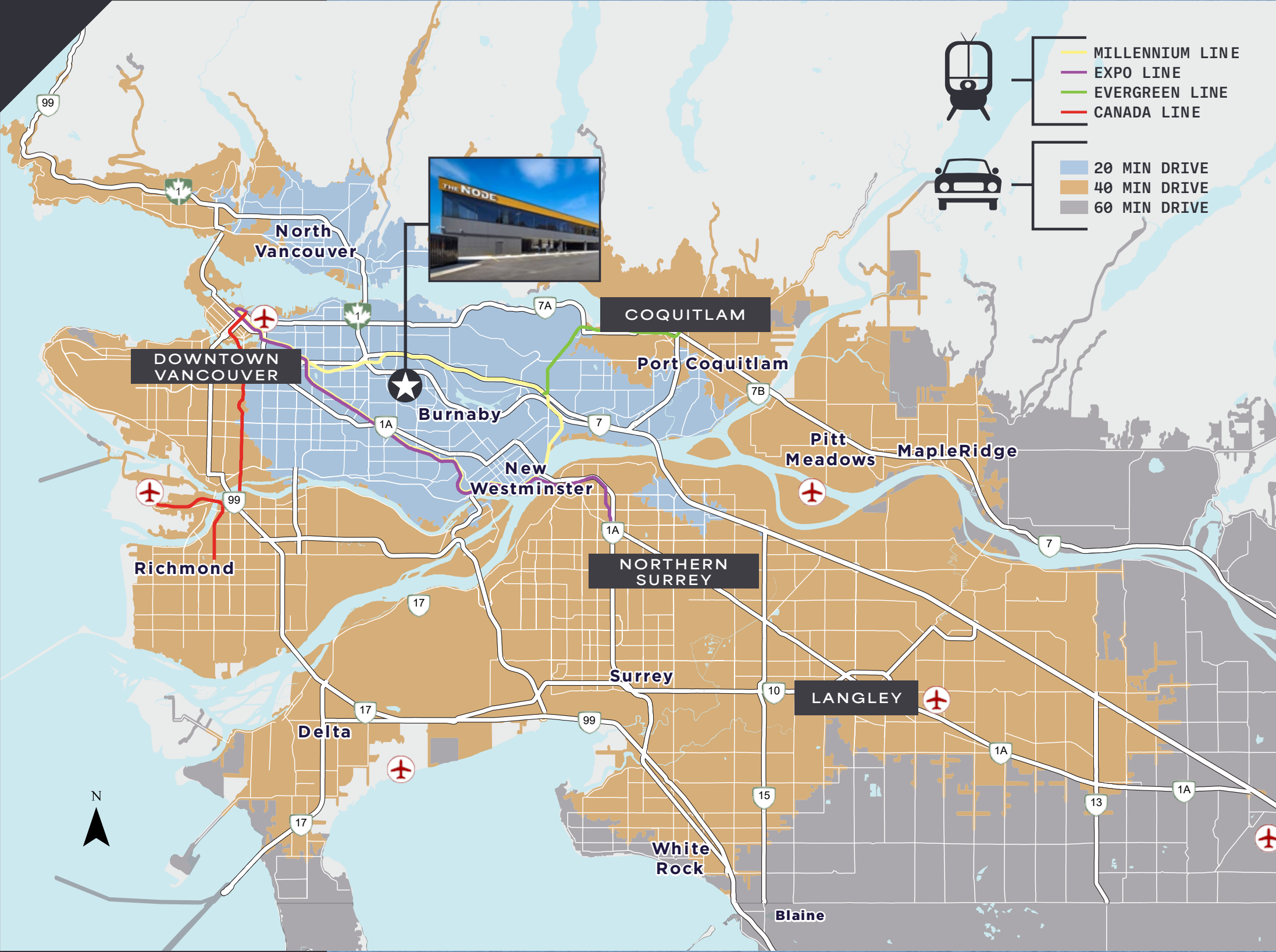
## [ DRIVE TIMES ]

- DOWNTOWN VANCOUVER: 31 MIN
- SURREY: 38 MIN
- COQUITLAM : 42 MIN
- LANGLEY: 58 MIN

## [ PUBLIC TRANSIT ]

- BRENTWOOD TOWN CENTRE: 18 MIN
- GILMORE SKYTRAIN: 24 MIN
- METROTOWN: 25 MIN
- DOWNTOWN VANCOUVER: 46 MIN
- SURREY: 50 MIN

*\* Service every 6-8 min*



THE NODE



# THE NiODE

**WHERE VISION  
MEETS VELOCITY**





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3855 WAYBURNE DRIVE, BURNABY, BC



**CUSHMAN &  
WAKEFIELD**



**TELUS<sup>®</sup>**  
Real Estate