

**5,600 SF - 14,520 SF AVAILABLE | 2-STOREY OFFICE
& OPTIONAL WAREHOUSE FOR LEASE**



2160
SPRINGER AVENUE

BURNABY, BC



**CUSHMAN &
WAKEFIELD**

THE OPPORTUNITY

Strategically located in the Brentwood neighbourhood of North Burnaby, 2160 Springer Ave offers flexible options to lease exceptionally well located office space walking distance to skytrain.

This property features the ability to lease two floors of finished office space and option warehouse with dock loading making it an excellent fit for flex-industrial uses requiring a blend of office and warehouse functionality in a prime Metro Vancouver location. Multiple demising options and flexible lease terms available.



EXTERIOR PHOTOS



BUILDING INFORMATION



INTERIOR PHOTOS



BUILDING DETAILS

Units can be leased together or separately

2160 SPRINGER

GROUND FLOOR OFFICE 3,790 SF

SECOND FLOOR OFFICE 8,920 SF

LOADING DOORS 1 dock-level

2166 SPRINGER

OPTIONAL WAREHOUSE 5,600 SF

TOTAL
2160 & 2166 SPRINGER 14,520 SF

LOADING DOORS 1 dock-level
1 grade level

SPECIFICATIONS

PARKING 23 stalls

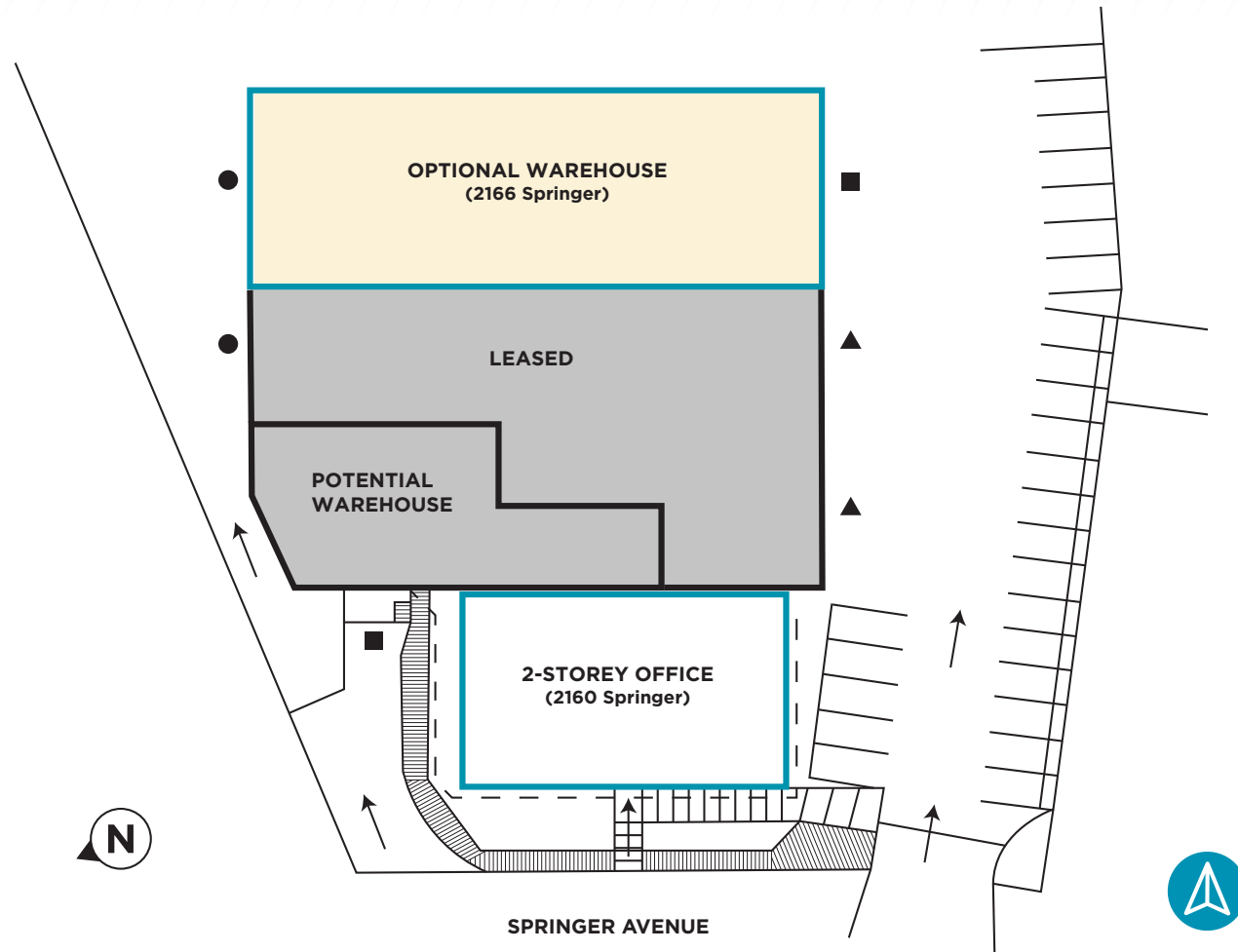
ZONING CD - Comprehensive Development

GROSS RENT \$24.00 PSF

AVAILABILITY Immediate

SITE PLAN

- AVAILABLE
- ▲ LOADING DOOR
- DOCK LOADING DOOR
- GRADE LOADING DOOR



PROPERTY HIGHLIGHTS

- Optional warehouse space with dock-level loading, ideal for light industrial, storage, or distribution uses
- Two floors of built-out office space, well-suited for call centres, customer service hubs, sales teams, or administrative functions
- Flexible zoning allowing for a variety of industrial and office uses
- Excellent accessibility via Lougheed Highway, Highway 1, and proximity to Holdom SkyTrain Station
- Ample on-site parking

BUILDING SIZE
5,600 - 14,520 SF

THE LOCATION

Located along the Lougheed Highway corridor, the property offers quick access to both Lougheed and Trans-Canada Highways. Holdom SkyTrain Station is a short 3-minute walk away, providing convenient transit connectivity.

For more information, contact:

SEAN UNGEMACH

Personal Real Estate Corporation
Executive Vice Chair
+1 604 640 5823
sean.ungemach@ca.cushwake.com

KARLY MACRAE

Associate
+1 604 640 5872
karly.macrae@cushwake.com

Cushman & Wakefield

700 West Georgia Street
Suite 1200
Vancouver, BC V7Y 1A1
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

