

FOR SUB-SUBLEASE

CANADA WAY II

4299 CANADA WAY | SUITE 101 | BURNABY, BC
FURNISHED, OPEN PLAN CORNER UNIT | 4,401 SF



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BUILDING OVERVIEW

Canada Way II offers 58,840 sq. ft. of office space at Canada Way and Gilmore Way. Originally built in 1973 and renovated in 2018, the building features modern lobbies, scenic North Shore Mountain views, and convenient connections to both the Trans-Canada Highway, Gilmore SkyTrain Station, and Brentwood Town Centre.

PREMISE FEATURES

- Suite 101: 4,401 SF
- Asking Rent: Please contact agents
- Additional Rent: \$21.39 psf/pa (2025 estimate)
- Sub-Sublease Expiry: December 30, 2026
- Parking Ratio: 3 stalls per 1,000 SF leased
\$130 random underground, \$300 reserved surface
- Availability: Immediately



BUILDING HIGHLIGHTS

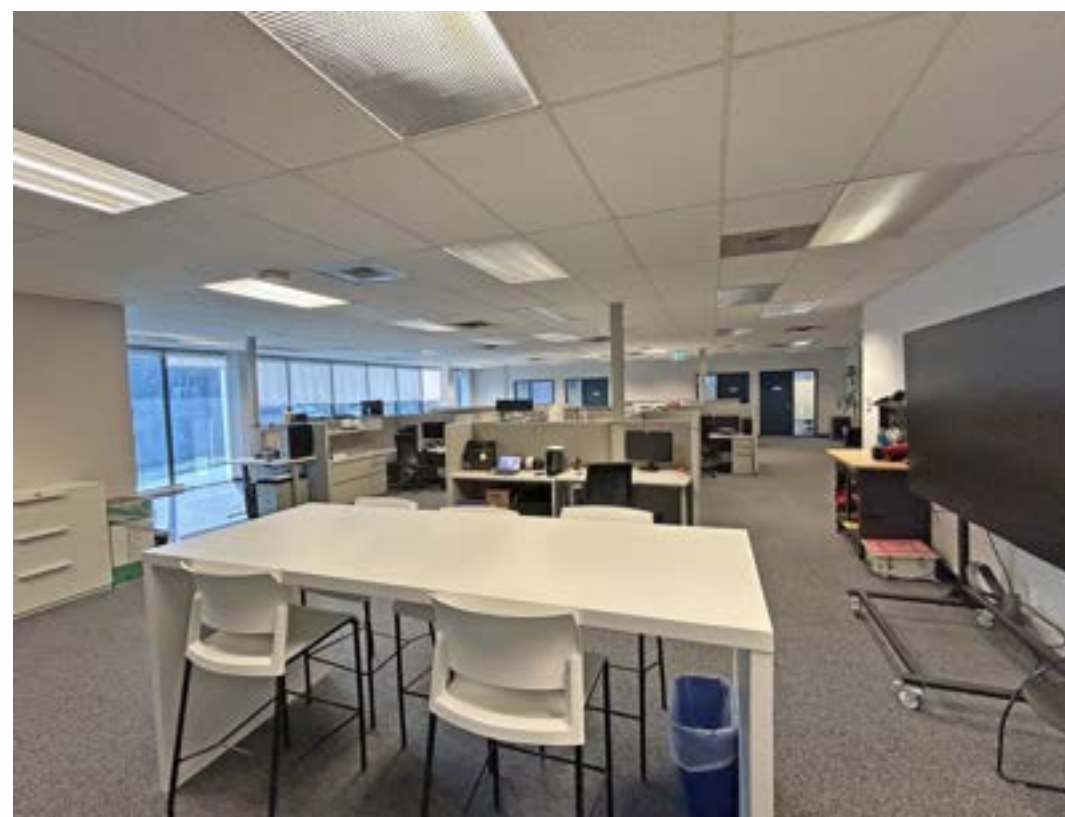
- Fully Furnished and move-in ready
- Abundant natural light (corner unit with floor to ceiling glazing)
- Ample surface and underground parking
- Professionally managed by Redstone Group
- Excellent access to the Trans-Canada Highway and other major transit arteries
- Short distance to Gilmore Skytrain Station and Brentwood Town Centre

BUILDING AMENITIES

- Fitness centre (located at 3480 Gilmore Way)
- End-of-trip facility
- Bike storage
- On-site cafe

SPACE FEATURES

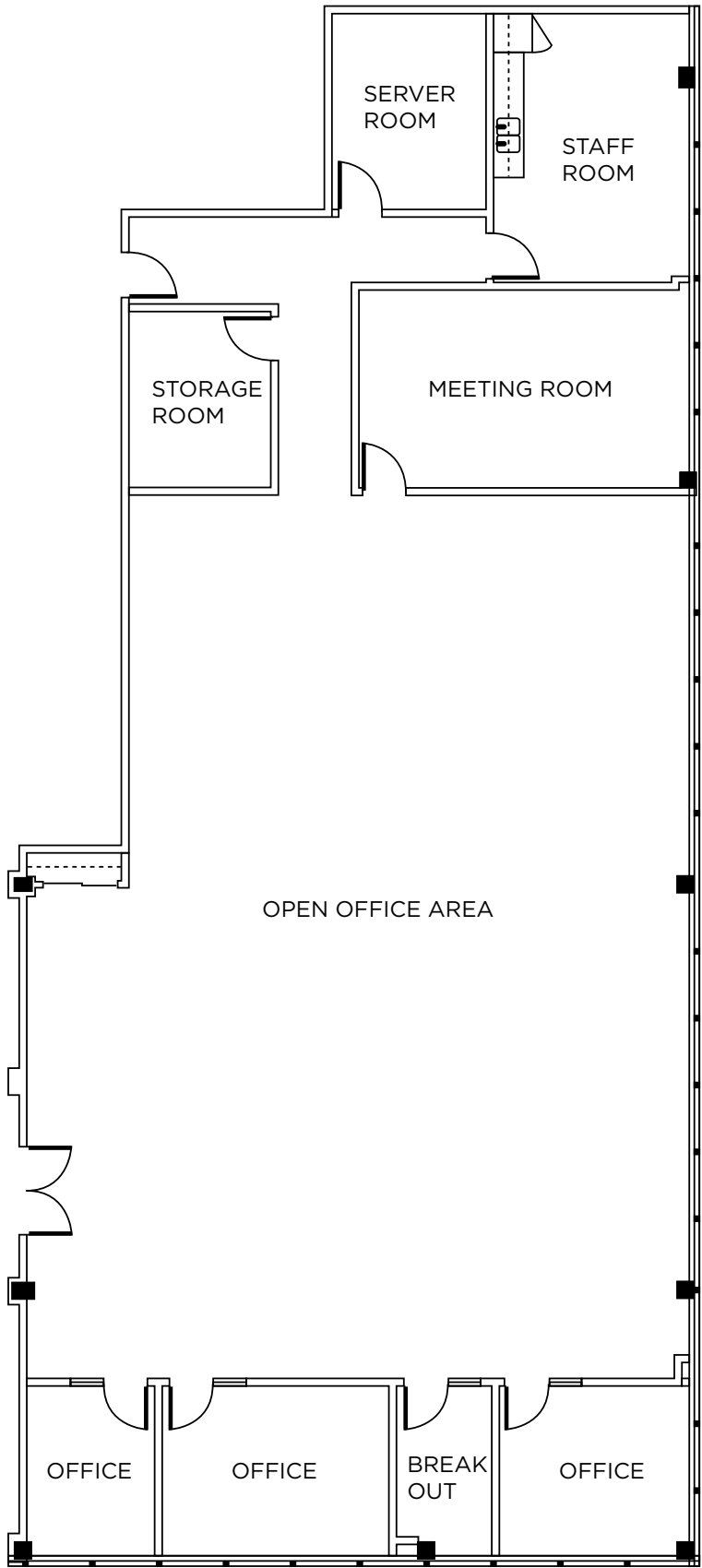
- Improvements in good condition (furnished and equipped)
- Efficient layout, mostly open plan with 24 desks
- Very bright, good access to natural light throughout all work areas



CANADA WAY II
4299 CANADAWAY, SUITE 101



SUITE 101 FLOOR PLAN
4,401 SF



NEARBY AMENITIES

BURNABY, BC

EDUCATION

- 1 BCIT

GROCERY

- 2 Save-On-Foods
- 3 Whole Foods Market

HOTEL

- 4 Grand Villa Casino Hotel & Conference Centre

RESTAURANT/CAFE

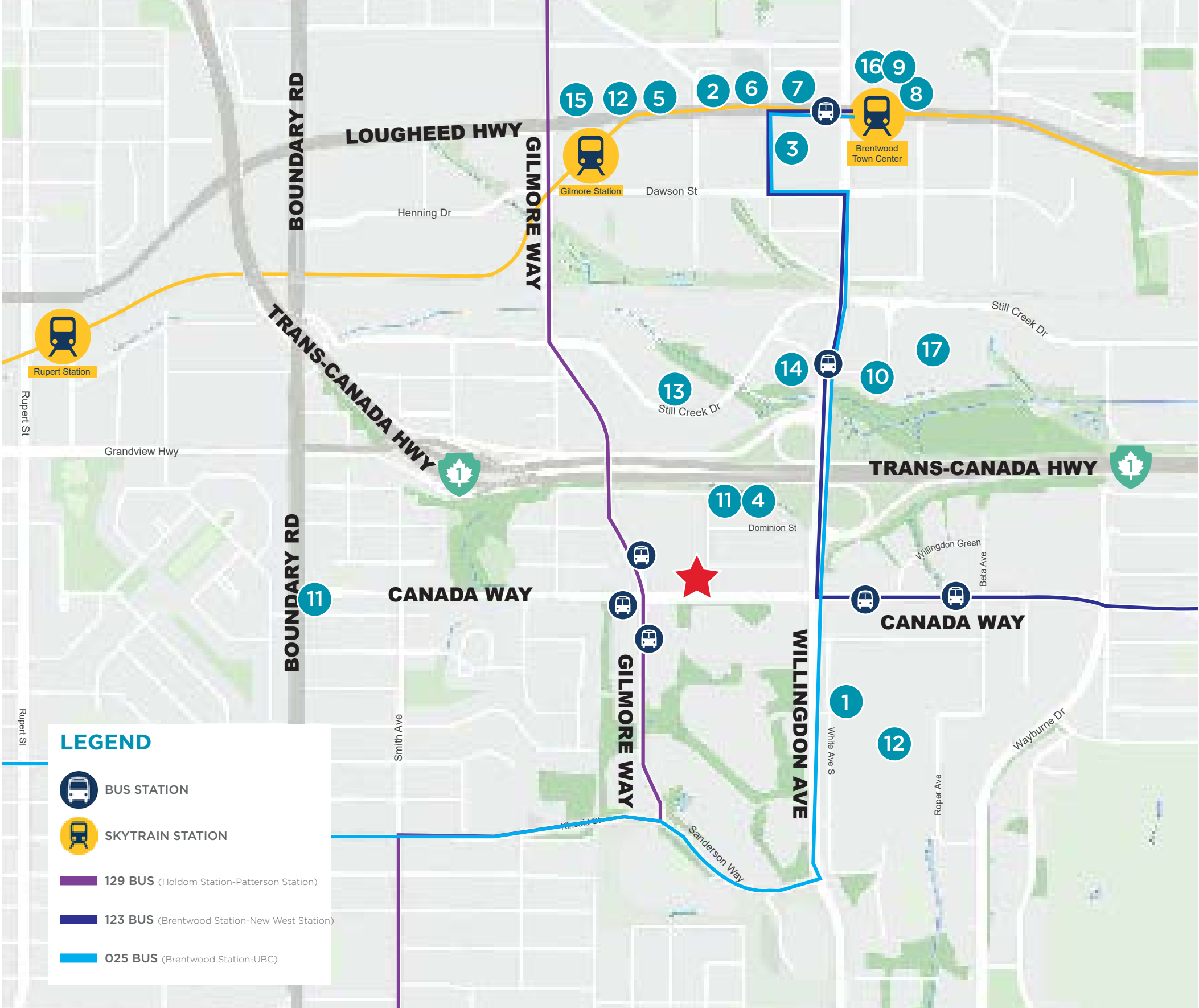
- 5 Cactus Club Café
- 6 JOEY Burnaby
- 7 Browns Socialhouse Brentwood
- 8 OEB Breakfast Co
- 9 Earl’s Kitchen + Bar
- 10 The Keg Steakhouse + Bar
- 11 Starbucks
- 12 Tim Hortons
- 13 Prado Café
- 14 McDonald’s
- 15 White Spot

SHOPPING CENTRE

- 16 The Amazing Brentwood
- 17 Costco

SUBJECT PROPERTY

- ★ 4299 CANADA WAY



TRANSIT SCORE
58



BIKE SCORE
79



WALK SCORE
60



6 MINUTES
to Granview &
Brentwood Town
Centre Skytrain Station



33 MINUTES
to Vancouver
International Airport

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SUITE 101

FURNISHED, OPEN PLAN
CORNER UNIT
4,401 SF



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