

# Redstone

## PORTFOLIO

BURNABY, BC

4259 & 4299 CANADA WAY  
4370 & 4400 DOMINION ST  
3185 WILLINGDON GREEN



ELEVATE YOUR EDGE



# Connected. Inspired. Ready.

AVAILABILITIES RANGING FROM 403 – 21,153 SF

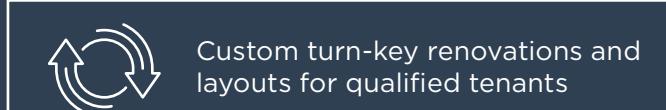
Located in the thriving submarket of Central Burnaby, The Redstone Portfolio offers a premium collection of five office buildings with turnkey spec suites designed to help innovative and dynamic businesses hit the ground running. The campus is also surrounded by robust dining, retail and recreation options and is located near both Gilmore and Brentwood Town Centre SkyTrain Stations, to provide seamless access to the Vancouver Metro region.



## CAREFULLY MANAGED FOR YOU

On-site management of construction and improvements at The Redstone Portfolio ensures a smooth tenant experience, with faster timelines, clear communication, and a workspace ready when you are.

## TENANTS BENEFIT FROM:



Custom turn-key renovations and layouts for qualified tenants



Future expansion support for growing tenants

## CAMPUS HIGHLIGHTS

**5 buildings**

**Move-in ready and custom built turn-key spaces available to accommodate all needs**

**Convenient reserved and underground parking**

**Close proximity to the Trans-Canada Highway and other major transit arteries**

**Shared access to fitness center, shower facilities, and bike locker rooms, available to all tenants**

# Designed for Flow and Functionality

The Redstone Portfolio's turnkey spec suites and newly renovated workspaces ensure that your business succeeds in the environment you want while staying connected within the thriving local commercial hub.



# Easy In, Easy Out

The Redstone Portfolio makes commuting effortless, with quick access to the Gilmore and Brentwood Town Centre SkyTrain Stations, as well as the nearby Trans-Canada Highway. For a scenic view, the Burnaby's Central Valley Greenway cycling route feeds right into downtown Vancouver.

- 1 4259 CANADA WAY
- 2 4299 CANADA WAY
- 3 4370 DOMINION STREET
- 4 4400 DOMINION STREET
- 5 3185 WILLINGDON AVENUE

## 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



# Canada Way I

4259 CANADA WAY, BURNABY, BC



Located at the corner of Canada Way and Gilmore Way, Canada Way I offers convenient office space with direct access to the Trans-Canada Highway and Gilmore and Brentwood Town Centre SkyTrain Stations for easy connectivity across Metro Vancouver.

#### ADDITIONAL RENT (2025)

\$20.48 psf per annum (includes Utilities & In-Suite Janitorial)

**PARKING RATIO: 3 stalls per 1,000 SF leased**  
\$130 Random Underground | \$300 Reserved Surface



# Canada Way II

4299 CANADA WAY, BURNABY, BC

#### AVAILABLE SUITES

**Suite 120 | 1,115 SF**  
Available now.

**Suite 130 | 2,245 SF**  
Available now. North-facing views, open area, offices and kitchenette. Will need refreshing with updated flooring and paint. Contiguous with Suite 134 for 3,689 SF.

**Suite 134 | 1,444 SF**  
Available now. North-facing views, 2 offices, and a meeting room or executive office, and open area. Will need refreshing with updated flooring and paint. Contiguous with Suite 130 for 3,689 SF.

**Suite 215 | 5,253 SF**  
South-East facing corner unit, wrap-around glazing featured throughout its executive office, large corner boardroom, kitchenette, storage & copy area and large open plan office area. Can be combined with Suite 240 for approximately 21,153 SF.

**Suites 215/240 | 21,153 SF**  
Available almost immediately with as-built improvements, or a perfect space for the custom landlord turn-key built out options they offer.

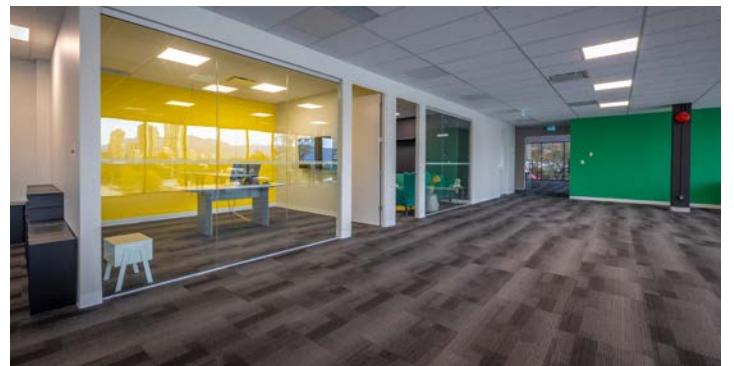
**Suite 240 | 15,900 SF**  
Turn-key options. Six offices, two kitchens, two boardrooms, open workspace. Demising options available from 3,950 SF - 8,024 SF

At the intersection of Canada Way and Gilmore Way, Canada Way II offers 58,840 SF of office space with modern lobbies and sweeping North Shore Mountain views. With easy access to the Trans-Canada Highway and Gilmore SkyTrain, tenants enjoy convenient regional transit.

#### ADDITIONAL RENT (2025)

\$21.39 psf per annum (includes Utilities & In-Suite Janitorial)

**PARKING RATIO: 3 stalls per 1,000 SF leased**  
\$130 Random Underground | \$300 Reserved Surface



# Central Place

4370 DOMINION STREET, BURNABY, BC

## AVAILABLE SUITES

### Suite 240 | 6,867 SF

Available now. Reception, lunchroom, 1 boardroom, 5 offices and open area.

### Suite 300 | 4,738 SF

Available now. Bright corner unit with three private offices, server room, large meeting room, open kitchenette, spacious open area, and access to a shared patio.

### Suite 406: 3,977 SF

Available now. This open unit with wraparound glazing hosts a large corner office, three offices, lunchroom, very large corner boardroom and an expansive open work area.

### Suite 415 | 1,769 SF

Available now. Currently built out as a medical clinic with two clinic offices, reception/waiting room, open office area, breakroom with kitchenette, and a testing room with its own sink & en-suite washroom.

### Suite 500: 5,600 SF

Ten offices, a boardroom, kitchenette, server room, reception and open area.

### Suite 510: 1,965 SF

A boardroom, server room, two offices, kitchen, reception, and large open area.

### Suite 540: 905 SF

Two offices, large open area and shared kitchen.

### Suite 550: 658 SF

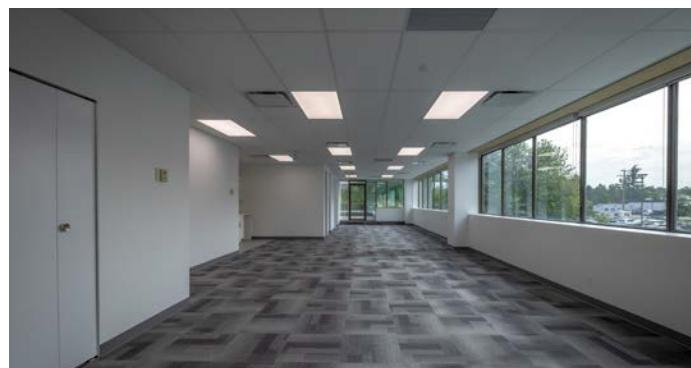
Three offices, and shared kitchen.

Central Place combines comfort and convenience in Burnaby's Brentwood/Discovery Park area, with 24-hour access, bicycle storage, shower facilities, and air conditioning. Easy connections to Gilmore and Brentwood Town Centre SkyTrain Stations provide tenants with excellent regional transit access.

#### ADDITIONAL RENT (2025)

\$21.93 psf per annum (includes Utilities & In-Suite Janitorial)

**PARKING RATIO: 3 stalls per 1,000 SF leased**  
\$130 Random Gated | \$300 Reserved Surface



# 4400 Dominion

4400 DOMINION STREET, BURNABY, BC



## AVAILABLE SUITES

### Suite 430 | 1,783 SF

Available now. Newly renovated with an open layout, one meeting room, and kitchenette.

### Suite 440 | 4,040 SF

Available now. Newly renovated with a primarily open plan, two offices, two meeting rooms, and a kitchen.

### Suite 520 | 4,508 SF

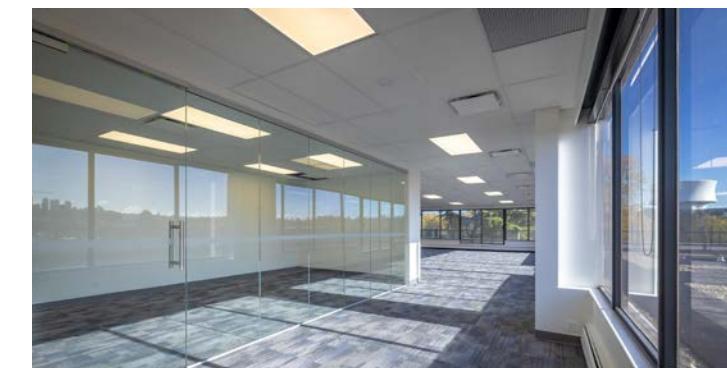
Available now. Exceptionally bright facing multi-corner unit with a unparalleled view of Brentwood Town Centre & the North Shore mountains, as well as a widely encompassing view of South Burnaby and Metrotown. The unit boasts a feature-walled reception area, four offices, one large corner office, a large boardroom, a lunchroom, open area, a server/storage room and a large shared patio.

4400 Dominion Street provides a convenient workspace with quick access to Metro Vancouver via nearby SkyTrain stations and the Trans-Canada Highway, ensuring an easy commute.

#### ADDITIONAL RENT (2025)

\$23.01 psf per annum (includes Utilities & In-Suite Janitorial)

**PARKING RATIO: 3 stalls per 1,000 SF leased**  
\$130 Random Gated | \$130 Random Surface  
\$300 Reserved Surface



# Willingdon Green Building

3185 WILLINGDON GREEN, BURNABY, BC



The Willingdon Green Building offers a central location near Willingdon Avenue and Canada Way, providing businesses easy access to Highway 1 and major transit routes. With a variety of dining and retail amenities, this location combines convenience with accessibility, making it an ideal choice for modern businesses.

## ADDITIONAL RENT (2025)

\$21.23 psf per annum (includes Utilities & In-Suite Janitorial)

**PARKING RATIO:** 3 stalls per 1,000 SF leased  
\$130 Random Underground | \$130 Random Surface | \$300 Reserved Surface



## AVAILABLE SUITES

### Suite 200 | 7,195 SF

Available now. Fifteen offices, a boardroom, kitchenette, large open area, and storage.

### Suite 302 | 3,633 SF

Available now. Includes a large boardroom, two expansive corner offices, a kitchen and lunchroom, and floor-to-ceiling windows that open onto a spacious patio.

### Suite 304 | 2,594 SF

Available now. Renovated corner unit featuring skylights, an expansive patio with views of a forested creek, three private offices, a reception area, an enclosed kitchenette/lunchroom, and a spacious open office area.

# All You Need, Right Here

In a city celebrated for its expansive green spaces and rich cultural diversity, The Redstone Portfolio positions tenants to experience the very best of Burnaby. Whether it's a run through Central Park, a dinner at Atlas Steak + Fish, or grocery shopping at Whole Foods, everything you need is conveniently located nearby, supporting a seamless blend of work, life, and leisure.

150+

CITY PARKS

70+ km

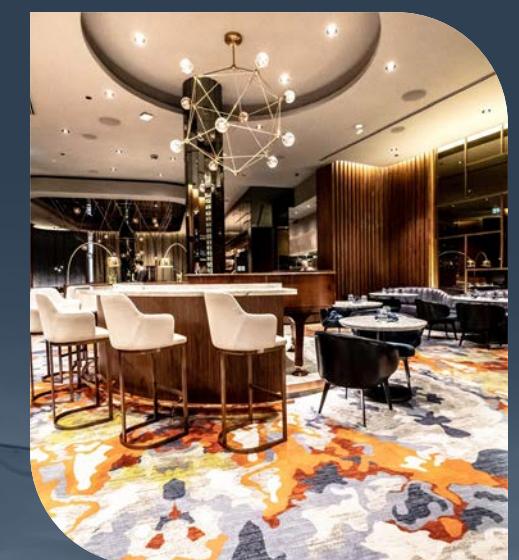
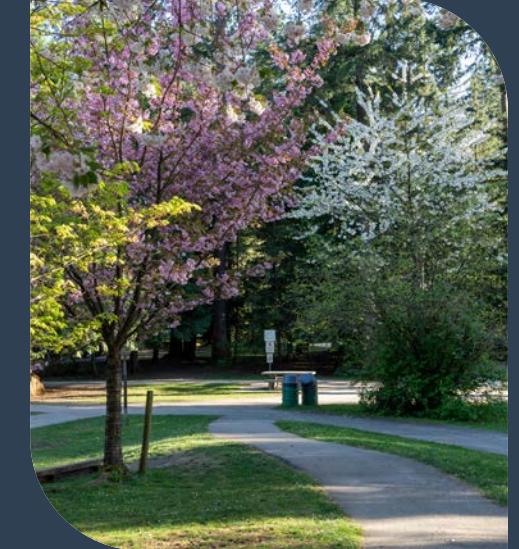
OF BIKE ROUTES/TRAILS

11+

DOG PARKS

4+

GOLF COURSES



# Redstone

PORTFOLIO

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