

*High Quality
Office/Lab Space
Technology Place
@ BCIT*

FOR LEASE

**4475
WAYBURNE
DRIVE**

BURNABY, BC



LOCATION

Located in the east quadrant of the BCIT campus, with easy access to public transit, the Trans-Canada Highway, Canada Way and Willingdon Avenue. 4475 Wayburne Drive offers rare laboratory/office space.

***Discover Productivity, Innovation,
and Success in Every Square Foot***

OPPORTUNITY

4475 Wayburne is a mixed use office and lab development that consists of approximately 32,000 SF of rentable area.

BUILDING FEATURES

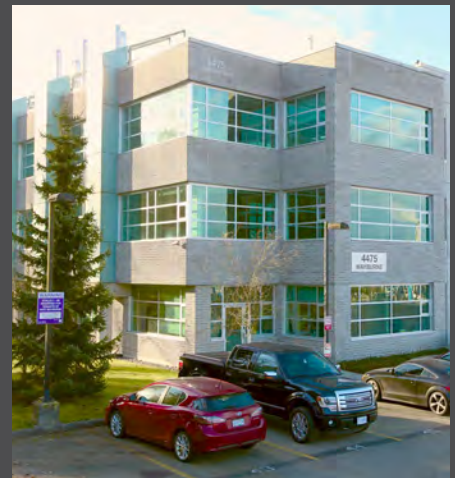
- “A” class office facilities
- State-of-the-art lab facilities
- Shared meeting room
- On-site parking
- Security fob access through out the building
- Professionally maintained and managed

AVAILABILITIES

- **Unit 305: 1,945 SF:** Available May 1, 2026 - Office space with three windowed offices, two large windowed offices/meeting rooms, one small meeting room, a large open area, a server room, and a kitchenette
- **Unit 309: 1,932 SF:** Available May 1, 2026 - Lab Space with 5 lab rooms, lab benches, lab infrastructure & servicing, multiple sinks. Fume hood or Bio safety cabinet negotiable
- **Unit 316: 1,629 SF:** Available now - Lab space with 5 offices/lab rooms, chemical fume hood, lab bench, emergency eye wash station, lab infrastructure & servicing
- **Unit 318: 1,085 SF:** Available May 1, 2026 - Office space with a large corner meeting room, larger corner office, open area, and kitchenette

ASKING RATE: Contact listing agents

ADDITIONAL RENT: \$20.63 PSF pa
(2025 estimate)





LOCATION

LISTING AGENTS:

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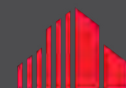
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