FOR LEASE

#202 & 203 - 4580 HASTINGS STREET
BURNABY, BC

Two Move-In Ready Office Opportunities Available
Unit 202: 1,913 SF | Unit 203: 2,063 SF





1 Burnaby Library
2 Confederation Community Centre
3 Orangetheory Fitness
4 Gabi & Jules Bakery
5 Safeway Burnaby Heights
6 BMO
7 A&W
8 Lu Lu Kitchen

For more information, contact:

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CLICK TO VIEW
THE VIDEO TOUR

THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to lease 2nd floor office premises within a mixed use residential and commercial building in Burnaby. Located in The Heights, a vibrant and established neighbourhood, the property offers a distinctive blend of commercial activity, residential density, and local cultural amenities.

THE LOCATION

The building, Firma, is prominently situated at the southwest corner of Hastings Street and Alpha Avenue in North Burnaby, within the established and highly walkable Burnaby Heights neighbourhood. The property is located just east of Willingdon Avenue and steps from Safeway and daily service amenities along Hastings. This strategic position offers excellent connectivity to the Burnaby market while capturing strong commuter exposure from the Tri Cities via Barnet Highway and Hastings Street. The location benefits from consistent vehicular traffic, convenient transit access, and proximity to Brentwood and Highway #1, making it an ideal office address for businesses seeking visibility, accessibility, and neighbourhood appeal.

AVAILABLE AREA

Available Unit	Size	Comments
Unit 202	1,913 SF	• Improved with reception, storage, kitchen, server room, 1 office, 1 meeting room and open workspace.

Available Unit	Size	Comments
Unit 203	2,063 SF	• Improved with reception, copy room, 1 meeting room, 4 offices, storage, flex room and lunch room.

PROPERTY FEATURES

- Fully built out
- HVAC units are individually metered for Hydro
- Availability: Available immediately
- Base Rent: Contact listing agents
- Operating Costs: $11.62 psf pa plus management fee
- Parking: A number of stalls available at $150/month

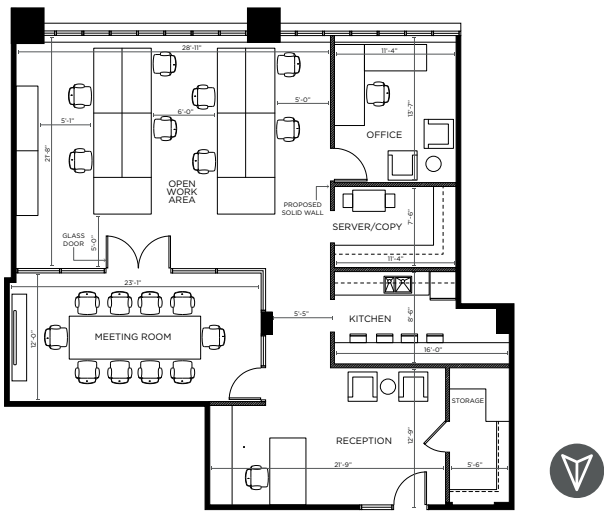

UNIT 203


UNIT 203

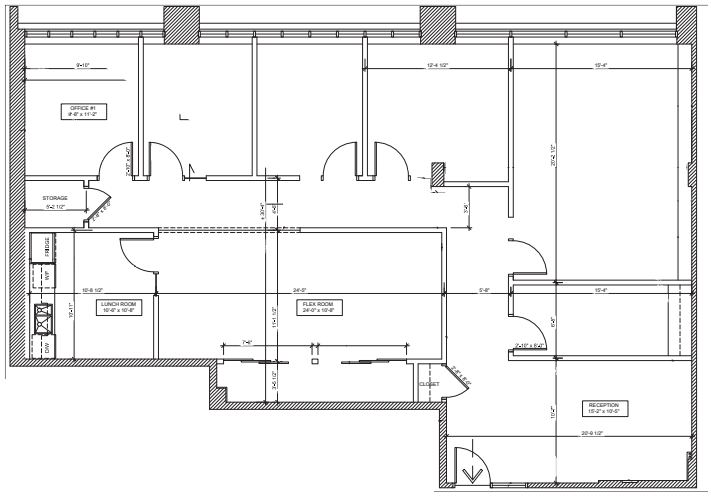

UNIT 202


UNIT 202

UNIT 202



UNIT 203



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