

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

FOR LEASE

4475
WAYBURNE
DRIVE

BURNABY, BC



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 102** | 2,773 SF | Lab Unit | Available December 31, 2026: Can potentially be made available sooner upon request
- **Unit 108** | 3,421 SF | Lab Unit | Available December 31, 2026: Can potentially be made available sooner upon request
- **Unit 102/108** | 6,194 SF | Lab Unit | Available December 31, 2026: Can potentially be made available sooner upon request
- **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 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: \$21.34 PSF PA
(2026 estimate)



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*





THE AMAZING BRENTWOOD



BRENTWOOD TOWN CENTRE STATION

LOUGHEED HIGHWAY

TRANS-CANADA HIGHWAY

CANADA WAY

WILLINGDON AVENUE



4475 WAYBURNE DRIVE

WAYBURNE DRIVE

LOCATION

LISTING AGENTS:

Liam Boulton

Senior Associate
Commercial Sales & Leasing
+1 604 629 5023
liam.boulton@cushwake.com

Ethan Regan

Associate
Commercial Sales & Leasing
+1 604 902 4649
ethan.regan@cushwake.com

Max Zessel

Personal Real Estate Corporation
Senior Vice President
+1 604 640 5824
max.zessel@cushwake.com

Roger Leggatt

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5882
roger.leggatt@cushwake.com

cushmanwakefield.com

