

FOR LEASE | OFFICE  
**4405 CANADA WAY**  
BURNABY, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

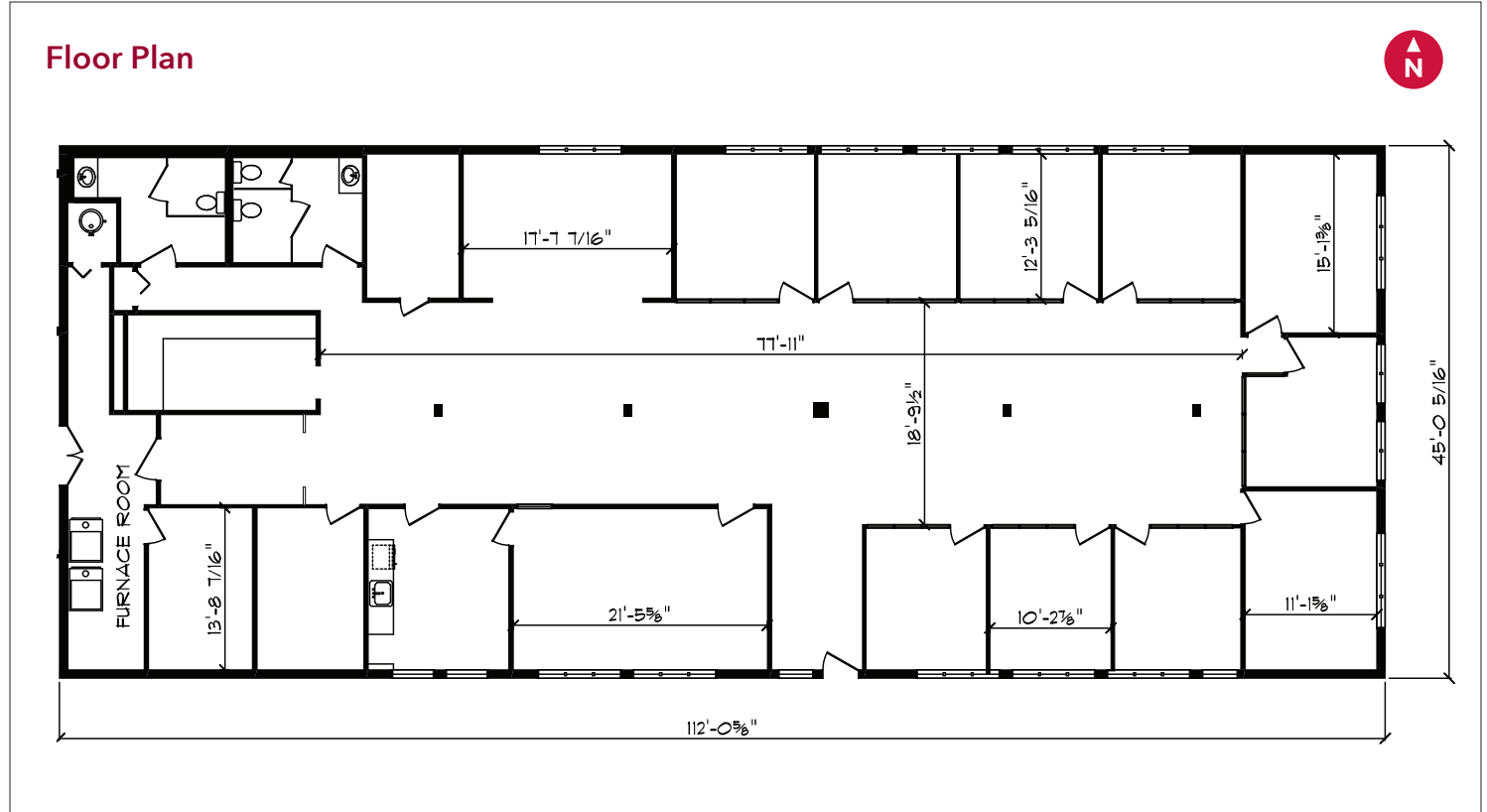


- ▶ **5,040 SF Centrally Located Office**
- ▶ **Minutes from Trans-Canada Highway**
- ▶ **High Exposure Location**

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CELEBRATING OVER  
  
YEARS IN VANCOUVER



**Zoning**  
 M1 (Industrial)

**Available Area**  
 5,040 SF

**Basic Lease Rate**  
 \$17.00 PSF

**Taxes & Operating Costs**  
 \$16.54 PSF (2025 estimate)

**Total Monthly Rent**  
 \$14,086.80 plus GST

**Availability**  
 March 1, 2025

**Location**

Situated near the intersection of Canada Way and Willingdon Avenue, this prime office space boasts exceptional visibility and convenience. Surrounded by a variety of nearby amenities, it provides everything you need within easy reach.. Just minutes to the Trans-Canada Highway, this key access point offers seamless connections to Lougheed Highway, downtown Vancouver, and the North Shore, making it a strategic choice for businesses seeking practical and accessible workspace.

**Features**

- ▶ Reception area
- ▶ Open plan work space
- ▶ Private offices
- ▶ Boardroom
- ▶ Kitchen and employee amenity area
- ▶ Meeting rooms
- ▶ Air conditioning
- ▶ Six (6) parking stalls
- ▶ 500 SF of ground level warehouse/storage area with grade loading\*

\*Available for an additional monthly rate





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