

FOR SUBLEASE

2700 PRODUCTION WAY, BURNABY, BC

3,405 SF - 49,539 SF of
Office Space Near Production
Way-University SkyTrain Station

**SIGNAGE
AVAILABLE**

CONTACT ME

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HT
FG

THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

SUBLEASE DETAILS

Suite	320, 500, 610, 660, 670	
Area**	Suite 320	11,749 SF
* Contiguous total of 11,567 SF	Suite 500	22,818 SF
	Suite 610	3,405 SF
** Note: all units can be subleased separately	Suite 660*	6,235 SF
	Suite 670*	5,332 SF
	Total	49,539 SF
Term	September 29, 2024	
Available	Flexible	
Asking Rate	Contact Listing Agent	
Taxes & Op Costs	\$15.77 PSF (2020 Est.) <i>Inclusive of hydro and janitorial</i>	
Parking	2.7 Parking stalls per 1,000 SF at market rates	
Furniture	Negotiable	

BUILDING HIGHLIGHTS

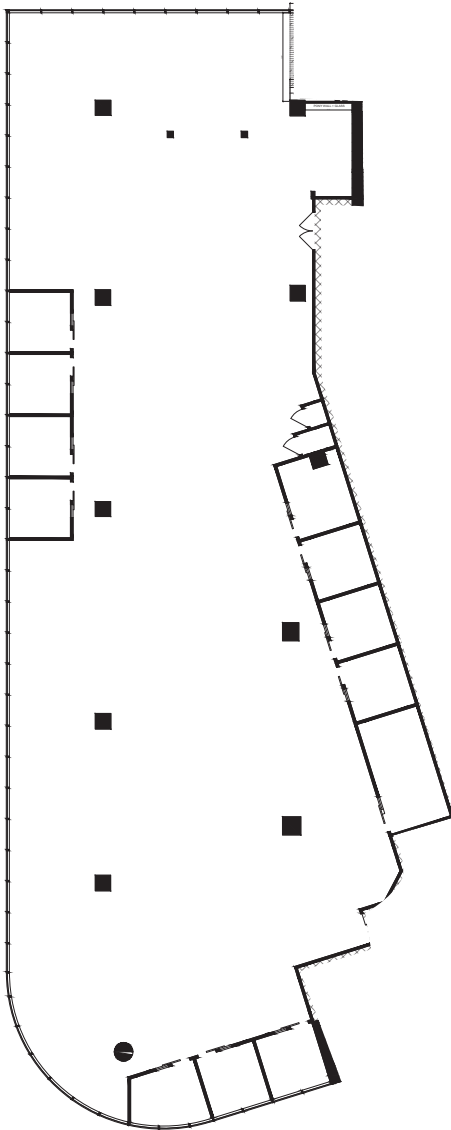
- Floor to ceiling glass offering natural light
- Outstanding views
- Attractive lobby entrance off Production Way
- Building gym and end of trip facilities
- Covered access to five level parkade
- 10 minute walk from Production Way-University SkyTrain Station
- Located on Production Way near Baxter Place



FLOOR PLANS

LEVEL 3

Suite 320 11,749 SF
11 private offices
1 meeting room
Kitchen
Open office



LEVEL 5

Suite 500 22,818 SF
12 private offices
10 meeting rooms
1 large training room
2 private decks
Open office
Large lunch room



FLOOR PLANS

LEVEL 6

Suite 610 3,405 SF

Suite 660* 6,235 SF

Suite 670* 5,332 SF

Total 14,972 SF

**Contiguous total of 11,567 SF*

Unit 610

2 meeting rooms

Open office

Private decks

Unit 660

7 private offices

2 meeting rooms

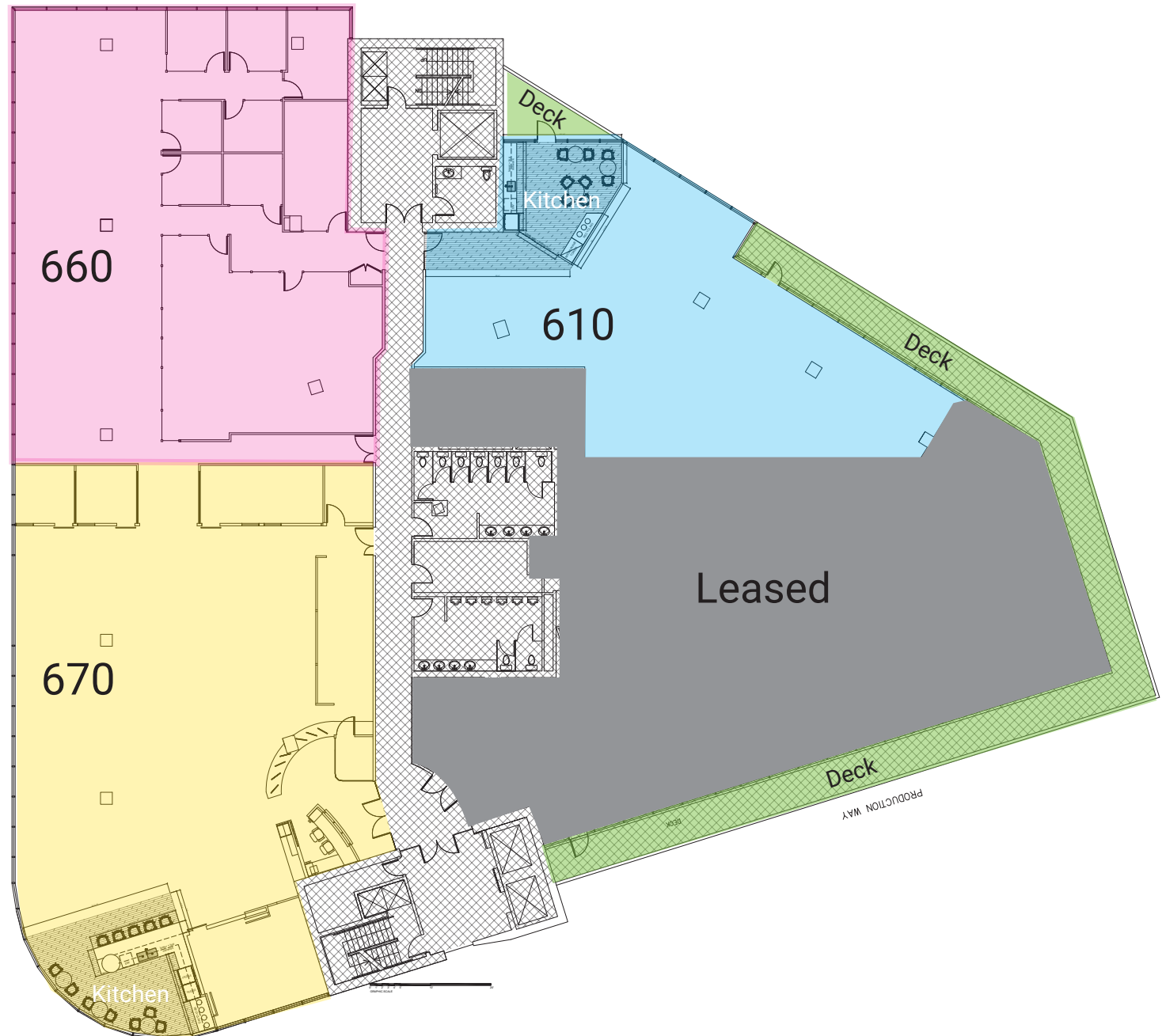
Open office

Unit 670

4 private offices

Large lunch room

Open office



THE LOCATION

2700 Production Way is desirably located at the base of Burnaby Mountain, near Simon Fraser University and Lougheed Town Centre. This location benefits from unparalleled access to all areas of Metro Vancouver through multiple arterial routes such as Trans-Canada Highway, Lougheed Highway, and North Road. Production Way University SkyTrain Station and a proposed gondola is a quick 10 minute walk away providing immediate rapid transit access.

NEARBY AMENITIES

Denny's
El Comal
Mac's
Megabite Pizza
McDonald's

Papa John's Pizza
Red Robin Burgers
Dageraad Brewing
Caffe Artigiano

Royal Bank
Scotiabank
Bank of Montreal
CIBC

Costco
Lougheed Town Centre

GoodLife Fitness Burnaby
Steve Nash Fitness World



YVR AIRPORT

DOWNTOWN VANCOUVER

TRANS CANADA HIGHWAY #1

Lake City Way

2700 PRODUCTION WAY

Production Way University

SIMON FRASER UNIVERSITY

LOUGHEED TOWN CENTRE

BURNABY LAKE REGIONAL PARK

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