

FOR SUBLEASE

520-4400 DOMINION ST
BURNABY, BC

BELOW
MARKET
RENT

BEAUTIFULLY IMPROVED BURNABY OFFICE



ALAIN RIVERE

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FACILITIES GROUP

CBRE

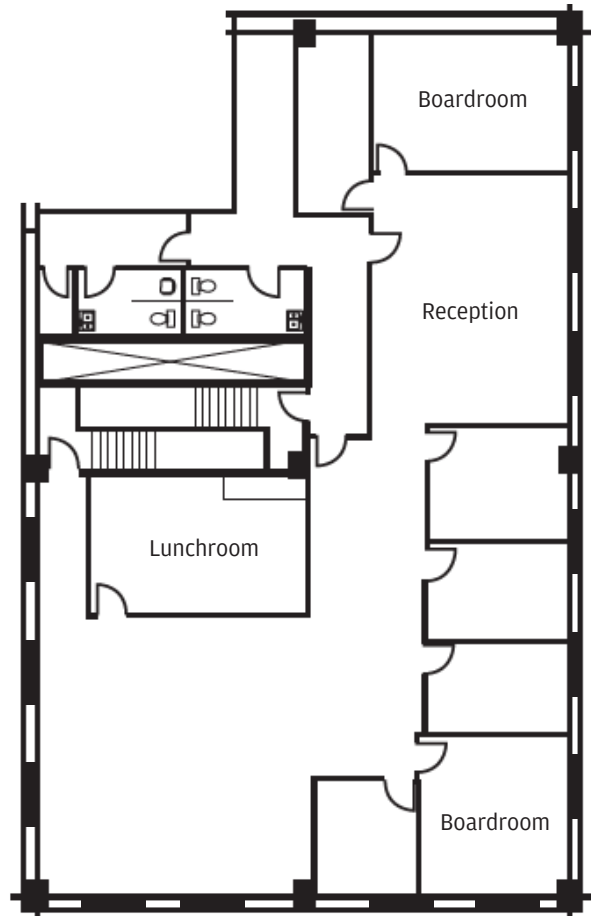
PROPERTY DETAILS

Available	Immediately
Term	May 30, 2023
Area	4,508 sq. ft.
Asking Rate	Contact Listing Agent
Op. Costs	\$18.86 per sq. ft. (2019 Est.)
Parking	3 stalls per 1,000 sq. ft. lease at current market rates
Furniture	Negotiable

HIGHLIGHTS

- Corner unit with windows on 3 sides
- North facing mountain views
- Frequent bus transport from Brentwood Skytrain Station every 5 - 7 minutes
- Newly improved fifth floor space
- Large reception area
- Two boardrooms
- Four offices
- Kitchen & staff area
- Open plan space
- **Private outdoor patio** with panoramic views

FLOOR PLAN



LOCATION

Located next to several major Burnaby arteries, including the Trans-Canada Highway and Boundary Road, 4400 Dominion Street offers easy connectivity from all parts of the Lower Mainland. It is easily accessible by bus connection to and from a SkyTrain Station. 4400 Dominion Street is a quick 5 minute drive to BCIT, 8 minute drive to Brentwood Mall, and 10 minute drive to Metropolis at Metrotown providing numerous food and shopping options. Several bus routes offer direct connection to the SkyTrain.

NEARBY FOOD & AMENITIES

Atlas Steak + Fish
BMO Bank of Montreal
Brentwood Town Centre
CIBC
Costco
Grand Dynasty Seafood
HSBC Bank
Kimu Japanese
McDonald's

Metropolis at Metrotown
Pacific Gateway Casino
Smoke's Poutinerie
Starbucks
Sushi S Japanese
TD Canada Trust
The New Cairo Café
Triple O's

TO DOWNTOWN CORE:



30 Minutes By Car



40 Minutes By Transit

TO METROTOWN/ SKYTRAIN STATION:

11 Minutes By Car

22 Minutes By Transit

TO BRENTWOOD TOWN CENTRE/ SKYTRAIN STATION:

8 Minutes By Car

5 - 10 Minutes By Transit*

*Public bus leaving Brentwood Skytrain Station every 5 - 7 minutes



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