

BURNABY, BC

# 3680

**BONNEVILLE PLACE**

UNITS 103-108

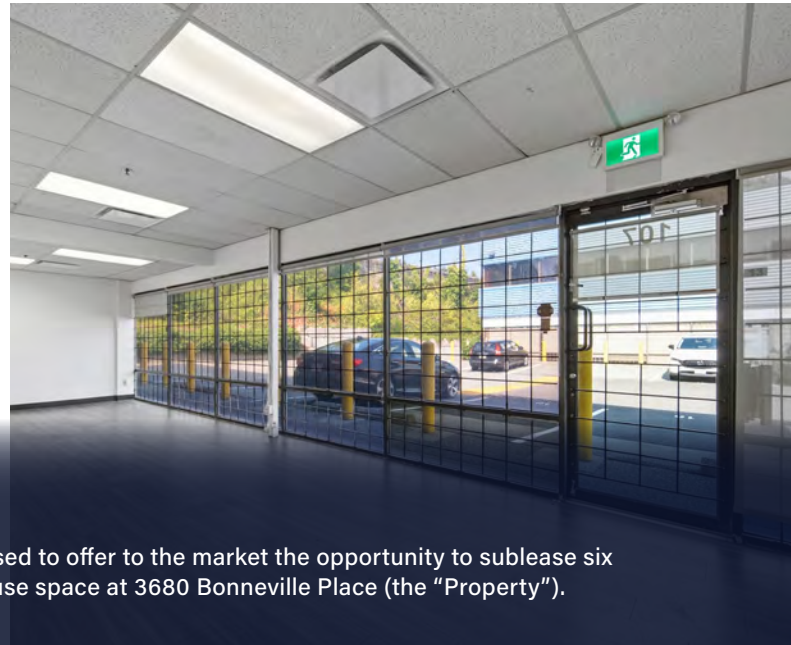


**8,482 SF TO 36,742 SF**  
of High Quality Warehouse  
Space Across 6 Bays

**NEWMARK**

**FOR SUBLEASE**

Free **4,213 SF** Mezzanine Area  
3+ Years of Term Remaining



### SUBLEASE OPPORTUNITY

N.R.E. Newmark Real Estate Canada Limited ("Newmark") is pleased to offer to the market the opportunity to sublease six bays spanning 8,482 to 36,743 square feet of high-quality warehouse space at 3680 Bonneville Place (the "Property").

## OFFERING HIGHLIGHTS

- Flexible leasing opportunities from **8,482 SF to 36,743 SF**, with Unit 108 available independently or contiguous with Units 103-107
- Efficient distribution facility featuring 7 dock / 6 grade loading doors and 22' clear ceilings
- Well-appointed office improvements totaling 11,042 SF, including a **4,213 SF mezzanine office available at no additional cost** to the subtenant
- Located within Burnaby's established **Lake City industrial district**, surrounded by established neighbouring tenants and abundant nearby retail and employee amenities
- Exceptional accessibility just minutes from Lougheed Highway, Highway 1 and the Production Way-University SkyTrain Station, providing convenient access for employees and logistics operations.

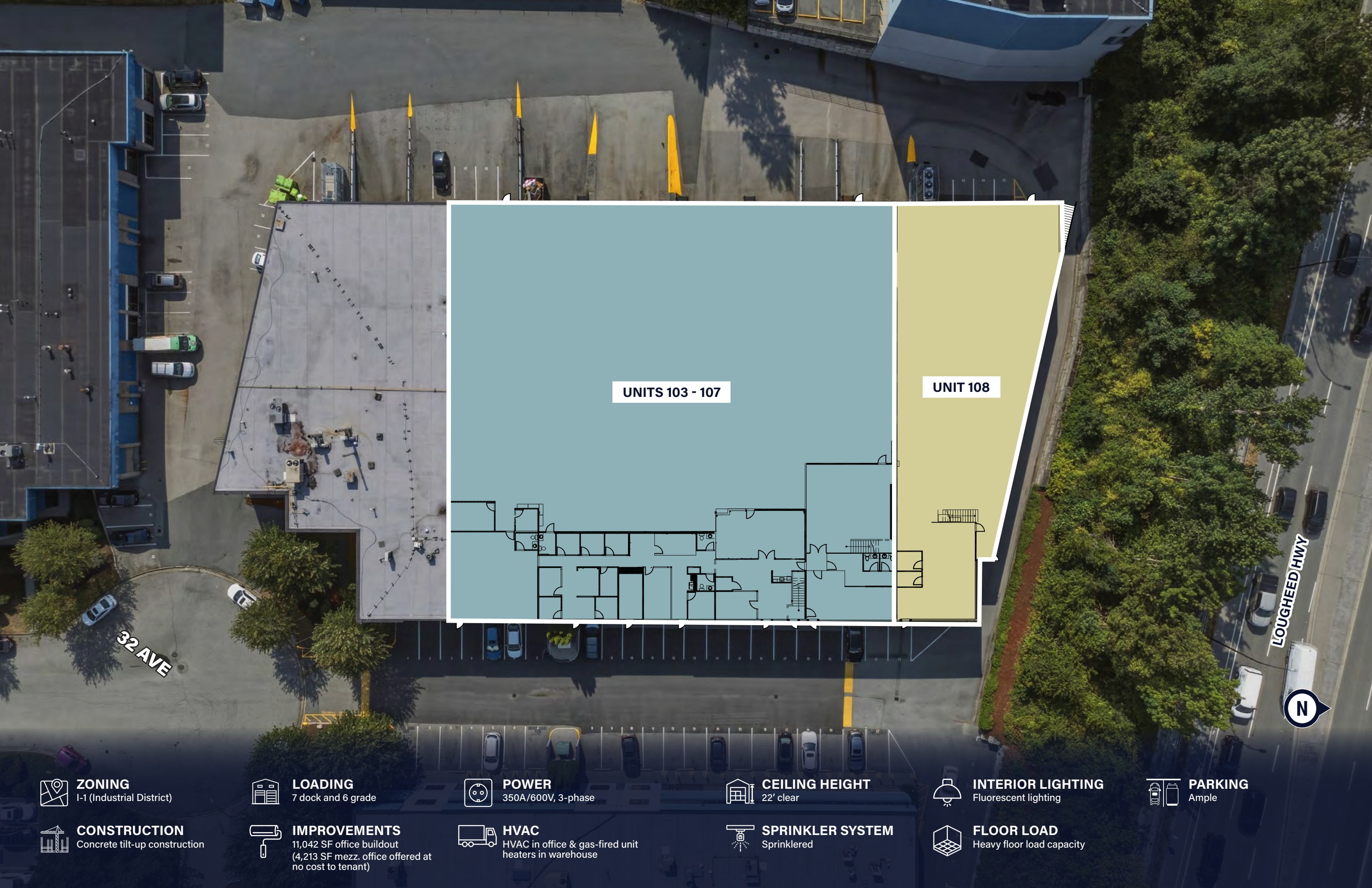
## AVAILABILITY

Immediately

## PROPERTY DETAILS

|                 |                    |                 |                               |
|-----------------|--------------------|-----------------|-------------------------------|
| Year Built      | 1990               | Sublease Rate   | Please contact listing agents |
| Loading         | 7 dock and 6 grade | Additional Rent | \$7.44 PSF (2025 estimate)    |
| Sublease Expiry | September 30, 2029 | Available Area  | 8,482 SF to 36,743 SF*        |

*\*Areas are approximate.*



UNITS 103 - 107

UNIT 108

32 AVE

LOUGHEED HWY



**ZONING**  
I-1 (Industrial District)



**LOADING**  
7 dock and 6 grade



**POWER**  
350A/600V, 3-phase



**CEILING HEIGHT**  
22' clear



**INTERIOR LIGHTING**  
Fluorescent lighting



**PARKING**  
Ample



**CONSTRUCTION**  
Concrete tilt-up construction



**IMPROVEMENTS**  
11,042 SF office buildout  
(4,213 SF mezz. office offered at  
no cost to tenant)



**HVAC**  
HVAC in office & gas-fired unit  
heaters in warehouse



**SPRINKLER SYSTEM**  
Sprinklered



**FLOOR LOAD**  
Heavy floor load capacity



UNIT 108 CAN BE LEASED SEPARATELY  
OR CONTIGUOUSLY WITH UNITS 103-107 FOR  
A COMBINED SPACE OF 36,743 SF

UPPER MEZZANINE OF 4,213 SF OFFERED  
AT NO COST TO THE TENANT

UNIT 108

UNITS 103 - 107

|               | Mezzanine | Office   | Warehouse | Total Unit Size |
|---------------|-----------|----------|-----------|-----------------|
| Units 103-107 | 2,859 SF  | 5,729 SF | 19,673 SF | 28,261 SF       |
| Unit 108      | 1,354 SF  | 1,100 SF | 6,028 SF  | 8,482 SF        |
| Units 103-108 | 4,213 SF* | 6,829 SF | 25,701 SF | 36,743 SF       |

All areas are aproximate and subject to final confirmation and measurements  
\*The upper mezzanine of 4,213 SF is offered at no cost to the tenant should they choose to use it.

## NEARBY AMENITIES

### RESTAURANTS

Dageraad Brewing  
One Way Cafe  
Sunrise Pita Company  
Megabite Pizza  
Starbucks  
McDonalds  
A&W  
Chipotle  
Sushi California  
Coco Bubble Tea  
Tim Hortons  
IHOP

### RETAIL & SERVICES

Costco  
Fitness World  
Walmart  
London Drugs  
SportChek  
Save on Foods

## NEARBY BUSINESSES

Inovobiologic  
Isura  
Nano One Materials  
PEAK Technologies  
Nupeak Robotics  
ASI Group  
NuGrid Power  
Bartec Fire Safety Systems  
Deltaquip Supplies  
IT Tile Contracting

## 3680 BONNEVILLE PLACE

BURNABY, BC

**3680**  
**BONNEVILLE PLACE**  
UNITS 103-108

## PREMIER LAKE CITY INDUSTRIAL DISTRICT LOCATION

3680 Bonneville Place is strategically positioned within Burnaby's highly sought-after Lake City industrial district, one of Metro Vancouver's premier employment hubs for industrial, technology, life sciences and advanced manufacturing businesses. The property benefits from immediate access to Lougheed Highway, Highway 1 and Government Street, providing efficient connectivity throughout the Lower Mainland while offering excellent visibility and accessibility for employees, suppliers and customers.

The location offers excellent transportation advantages, with the Production Way-University SkyTrain Station just a short walk away, providing direct access to the Expo and Millennium Lines. The combination of industrial functionality and rapid transit connectivity enhances employee commuting and supports access to a broad regional labour force spanning Burnaby, Vancouver, Coquitlam, Surrey and New Westminister.

Surrounded by major commercial and retail destinations including The City of Lougheed, The Amazing Brentwood, Costco and numerous restaurants, cafés and everyday services, the area provides an excellent amenity base for employees. The neighbourhood is also home to a growing concentration of technology, engineering, and industrial firms, creating a collaborative business environment and strengthening long-term demand for quality industrial space.

From this central Burnaby location, businesses can efficiently serve customers across Metro Vancouver, with Downtown Vancouver approximately 30 minutes away and Vancouver International Airport reachable in approximately 35 minutes. Combining excellent regional connectivity, transit accessibility, a skilled labour pool and a mature industrial ecosystem, 3680 Bonneville Place offers an ideal location for companies seeking a high-quality distribution, manufacturing or technology facility.

Downtown Vancouver

Expo & Millennium  
SkyTrain Station

**3680**  
BONNEVILLE PLACE

LOUGHEED HWY

## KEY AREAS

## DRIVE TIME

|                                                                                     |                                    |        |
|-------------------------------------------------------------------------------------|------------------------------------|--------|
|   | Production Way-University          | 1 min  |
|  | Expo & Millennium SkyTrain Station | 1 min  |
|  | Lougheed Highway                   | 1 min  |
|  | Lougheed Shopping Centre           | 5 min  |
|  | Downtown Vancouver                 | 30 min |
|  | Vancouver Intl. Airport            | 35 min |

## WALK TIME

|                                                                                     |                                    |       |
|-------------------------------------------------------------------------------------|------------------------------------|-------|
|  | Production Way-University          | 5 min |
|  | Expo & Millennium SkyTrain Station | 5 min |

### ALAN H. CHAN, CCIM

Personal Real Estate Corporation  
Associate Director  
t 604.256.2636  
alan.chan@nrmk.com

### BART VANSTAALDUINEN

Personal Real Estate Corporation  
Executive Managing Director  
Industrial & Logistics Facilities Group  
t 604.256.2402  
m 604.219.2924  
bart.van@nrmk.com

### BEN WALLACE

Associate  
t 604.256.2583  
m 778.872.4755  
ben.wallace@nrmk.com

Licensed in British Columbia, Canada as Newmark Canada.

[nrmk.com](http://nrmk.com)

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.