

FOR SUBLEASE

8541 Commerce Court

Burnaby, BC

Opportunity to sublease 1,700 sf of well-improved office space in North Burnaby



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**AVISON
YOUNG**

Property details

UNIT SIZE

1,700 sf

ZONING

CD (Comprehensive Development)

SUBLEASE RATE

\$20.00 psf net, per annum

ADDITIONAL RENT

\$12.85 psf, per annum (2026 estimate)

SUBLEASE TERM

Until May 31, 2028






AVAILABILITY

Immediate

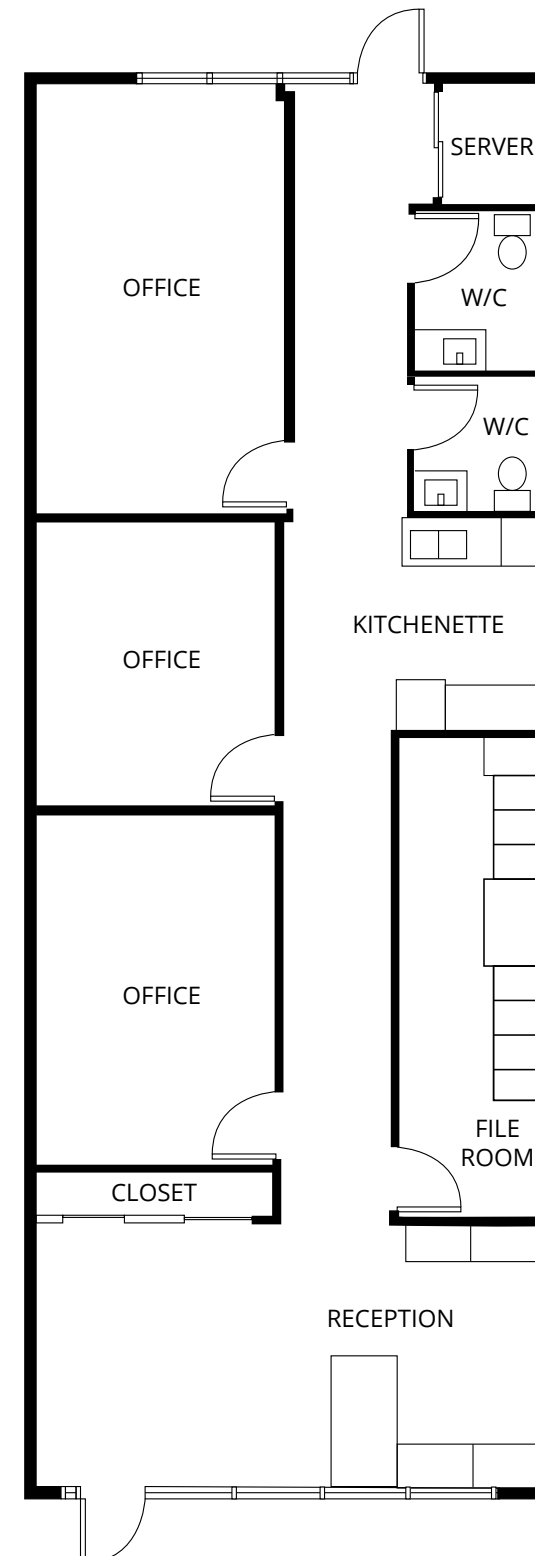
Opportunity

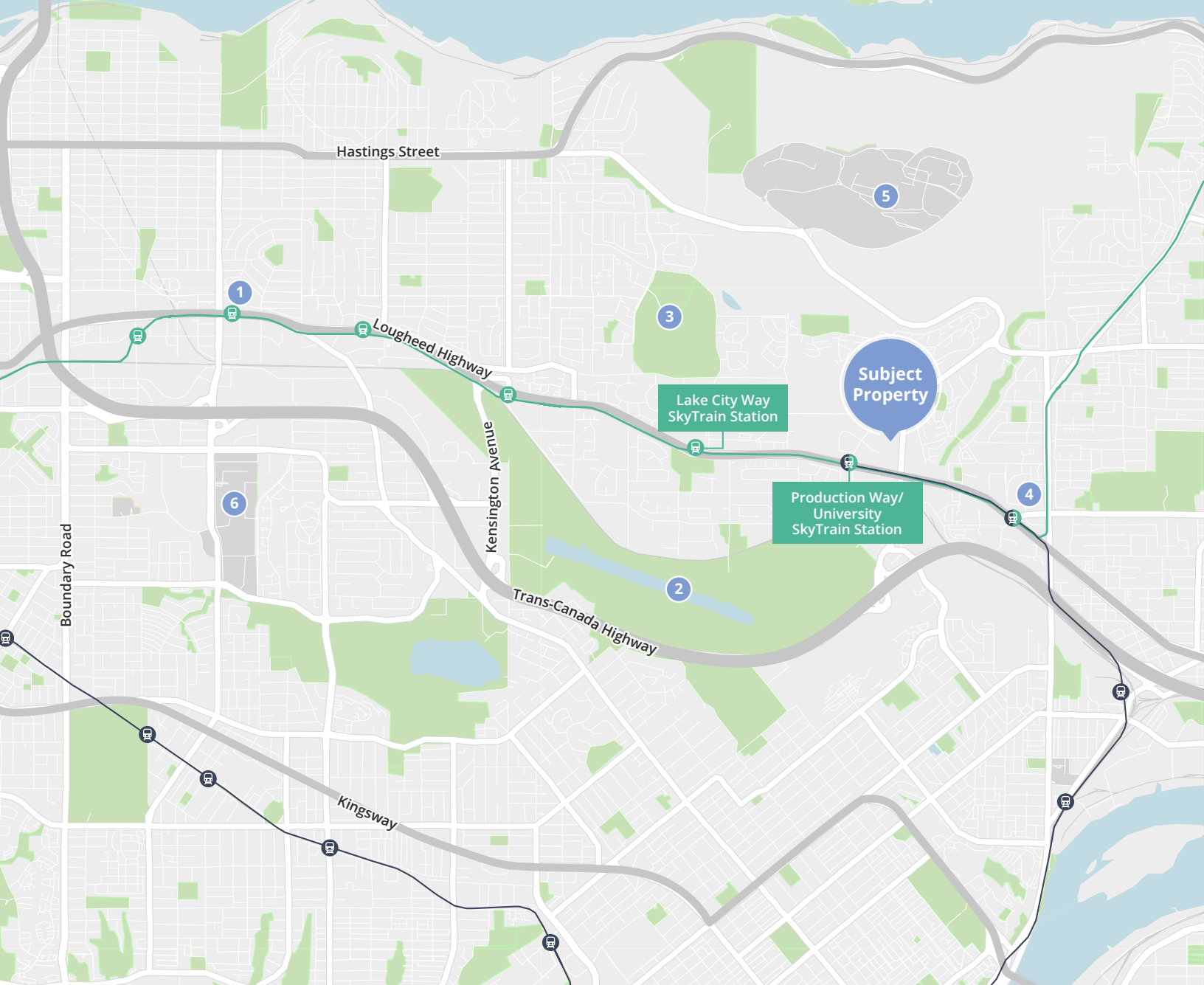
Avison Young is proud to present the opportunity to sublease 1,700 square feet of well-finished office space in Burnaby's Lake City submarket. The space offers immediate access to Highway 7, Highway 1, and the Production Way-University Skytrain Station, providing excellent connectivity throughout Metro Vancouver and the Fraser Valley.

Unit features

-  Three (3) private offices
-  Reception area, kitchenette, filing room
-  Two (2) washrooms
-  Four (4) designated parking stalls
-  Renovated in 2023

Floorplan





Nearby amenities

1. The Amazing Brentwood
2. Burnaby Lake Regional Park
3. Burnaby Mountain Golf Course
4. The City of Lougheed Shopping Centre
5. Simon Fraser University
6. British Columbia Institute of Technology

Contact for more information

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