

**AVISON
YOUNG**

For Sublease

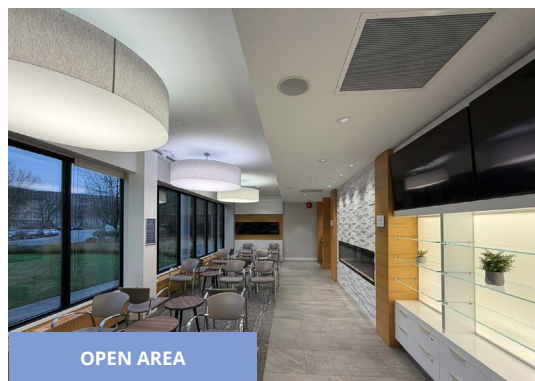
**Suite 100, 3185 Willingdon Green
Burnaby, BC**



RECEPTION AREA



EXTERIOR



OPEN AREA



KITCHENETTE

Avison Young is pleased to introduce this spectacular sublease opportunity equipped with high-end improvements, multiple private offices/medical rooms and in move-in-ready condition.

Rhys Cartwright, Senior Associate
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Property details

SIZE

5,498 sf

AVAILABILITY

Immediately

FURNITURE

Can be made available

PARKING

3 random parking stalls per 1,000 sf at the prevailing monthly rental rate

SUBLEASE EXPIRY

February 27, 2031

ADDITIONAL RENT

\$21.23 (2025 estimate)

ASKING RATE




Please contact listing agents

Suite 100 at 3185 Willingdon Green presents an exceptional sublease opportunity catered toward a variety of users including medical, dental, healthcare and traditional office users. The suite is built-out with high end improvements, multiple private offices, examination/medical rooms with sinks, break rooms, private kitchen, a beautiful reception and client-facing area with a kitchenette. The suite is in move-in-ready condition, can be made available immediately, and offers premium exposure and signage opportunities.











Location

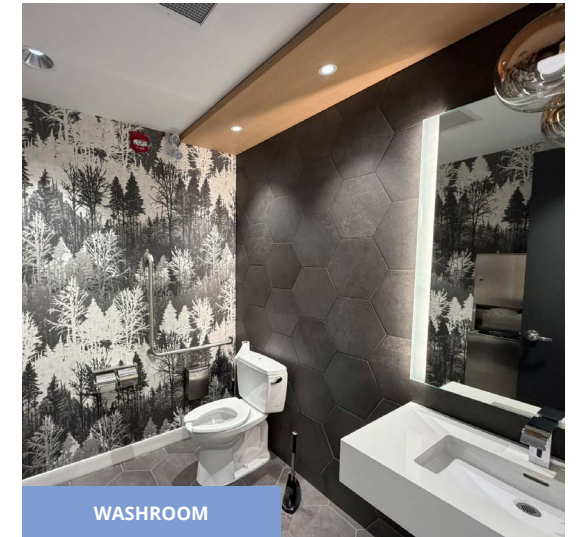
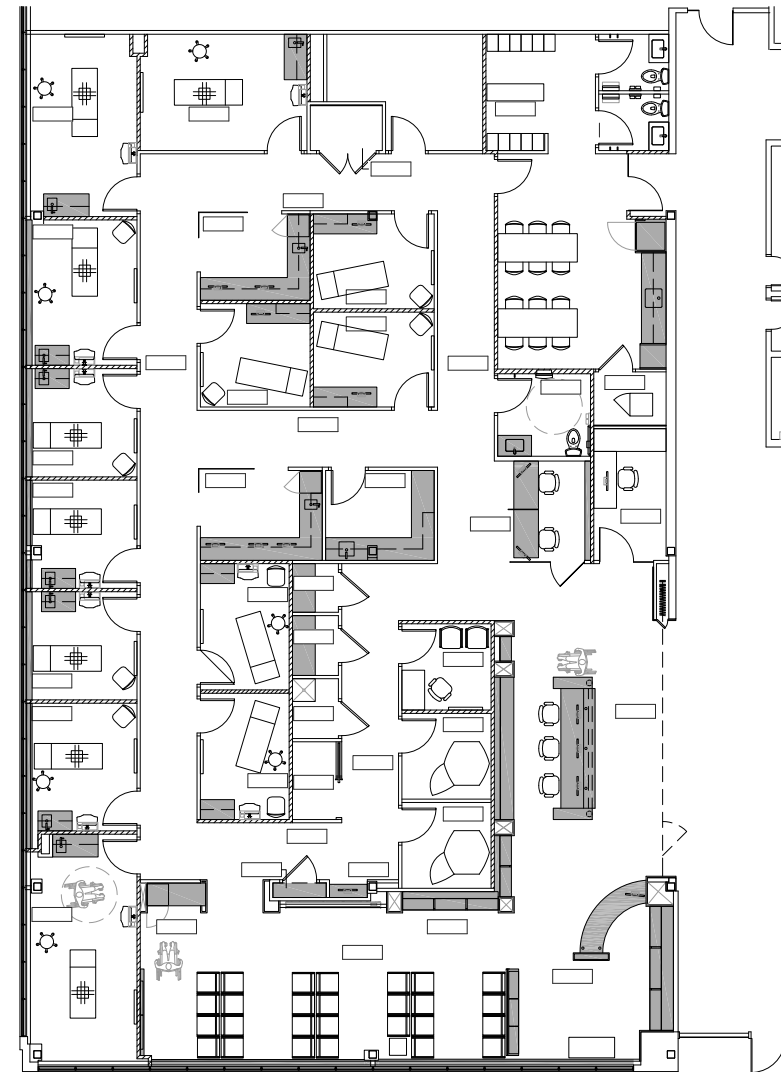
3185 Willingdon Green is ideally positioned off Canada Way with quick access to the Trans-Canada Highway and Boundary Road. The Willingdon Green Building provides convenient access to the Gilmore and Brentwood Town Centre SkyTrain Stations and Burnaby's Central Valley Greenway cycling route. Occupiers enjoy a variety of retail, shopping and entertainment amenities in close proximity. Suite 100 at 3185 Willingdon Green presents an exceptional sublease opportunity for a wide variety of uses including medical, dental, healthcare and traditional office users.

Property highlights

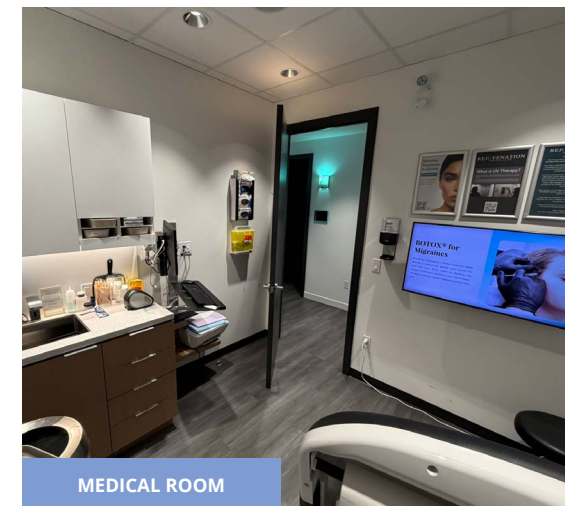
-  Ample reserved and random parking stalls
-  Shared access to fitness centre, shower facilities, and bike locker rooms
-  Highly desirable location with convenient access to Trans-Canada Highway

Suite highlights

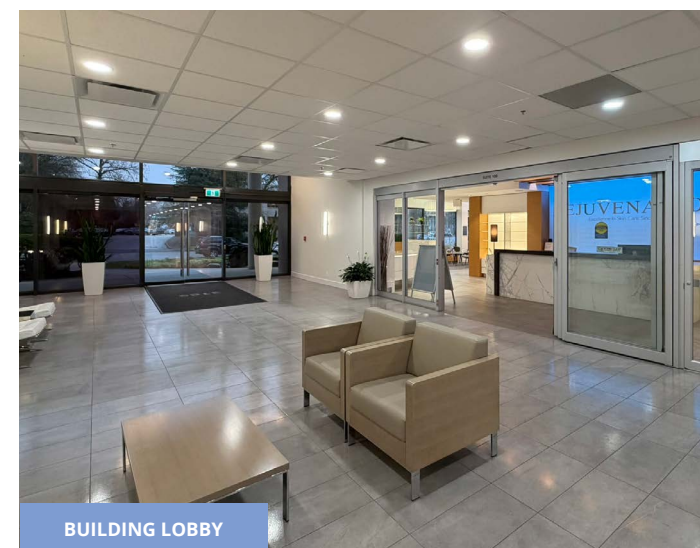
-  Ten (10) private offices/examination rooms
-  Three (3) private large size meeting/examination rooms
-  Three (3) private consultation/call rooms
-  Two (2) private break-out areas equipped with sinks
-  Large private staff kitchen and lounge area
-  Three (3) private washrooms
-  Storage room and server room
-  Reception area
-  Beautifully improved and open waiting area equipped with kitchenette and retail improvements
-  Ample natural light and exceptional exposure off the Building's main lobby



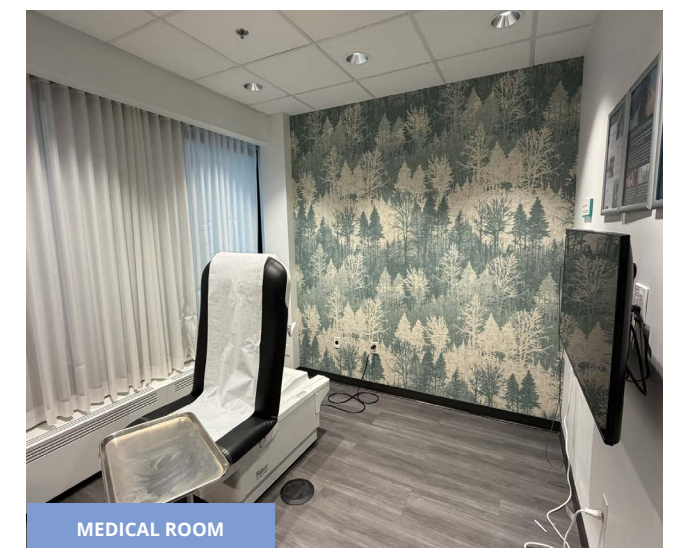
WASHROOM



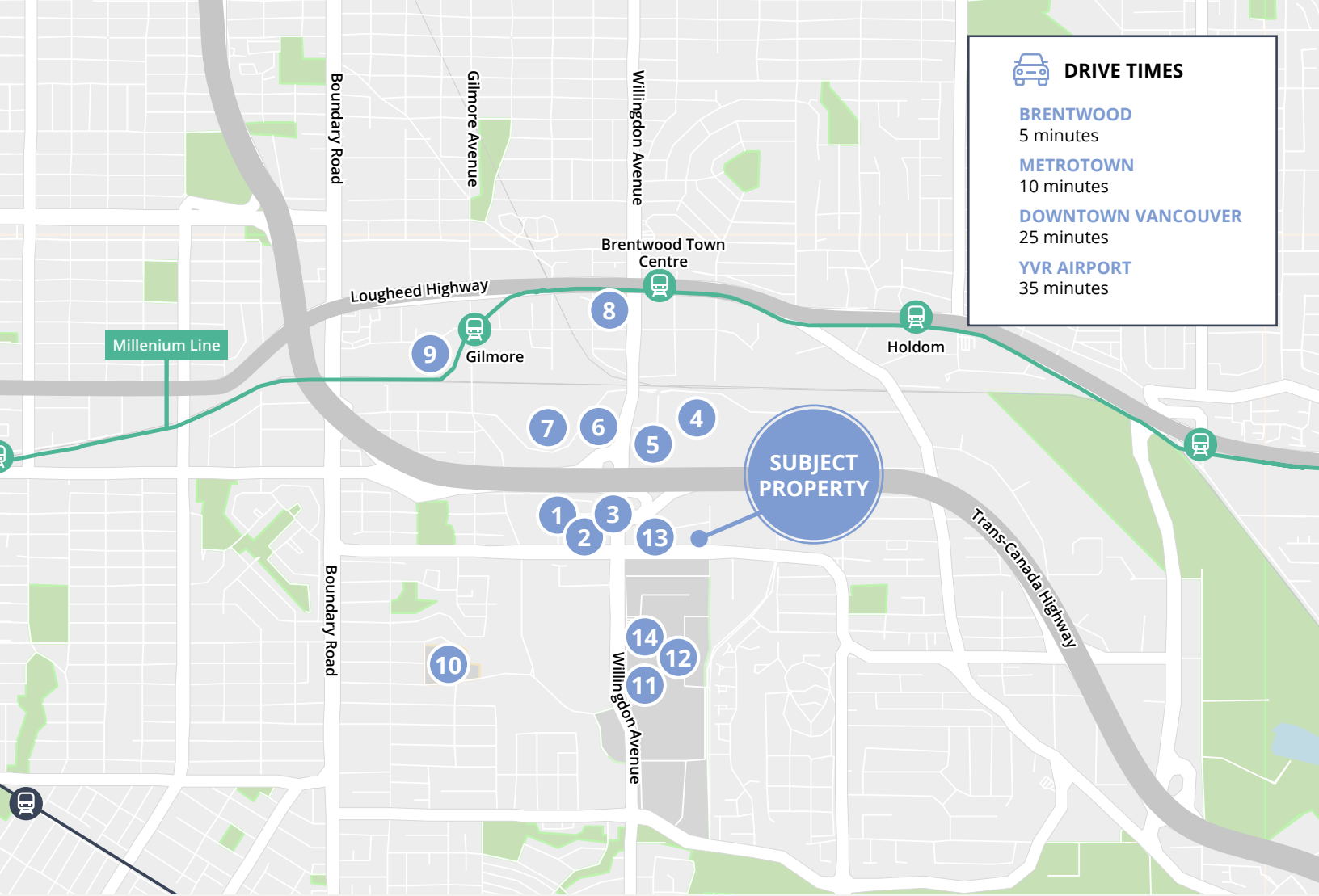
MEDICAL ROOM



BUILDING LOBBY



MEDICAL ROOM



DRIVE TIMES

- BRENTWOOD**
5 minutes
- METROTOWN**
10 minutes
- DOWNTOWN VANCOUVER**
25 minutes
- YVR AIRPORT**
35 minutes

Nearby amenities

- | | | |
|---|---------------------------------------|--|
| 1. Starbucks | 5. The Keg Steakhouse + Bar - Burnaby | 10. Burnaby Hospital |
| 2. Grand Villa Casino Hotel & Conference Centre | 6. McDonald's | 11. Tim Hortons |
| 3. Delta Hotels Burnaby Conference Centre | 7. Prado Cafe | 12. BCIT School of Business + Media |
| 4. Costco Wholesale | 8. Whole Foods Market | 13. Shell |
| | 9. The Home Depot | 14. British Columbia Institute of Technology |

Contact for more information

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