

Redstone

PORTFOLIO

BURNABY, BC

4259 & 4299 CANADA WAY
4370 & 4400 DOMINION ST
3185 WILLINGDON GREEN

ELEVATE YOUR EDGE

R

Connected. Inspired. Ready.

OVER 85,000 SF OF AVAILABLE SPACE

Located in the thriving submarket of Central Burnaby, The Redstone Portfolio offers a premium collection of five office buildings with turnkey spec suites designed to help innovative and dynamic businesses hit the ground running. The campus is also surrounded by robust dining, retail and recreation options and is located near both Gilmore and Brentwood Town Centre SkyTrain Stations, to provide seamless access to the Vancouver Metro region.



CAREFULLY MANAGED FOR YOU

On-site management of construction and improvements at The Redstone Portfolio ensures a smooth tenant experience, with faster timelines, clear communication, and a workspace ready when you are.

TENANTS BENEFIT FROM:



Custom turn-key renovations and layouts for qualified tenants



Future expansion support for growing tenants

CAMPUS HIGHLIGHTS

5 buildings

Move-in ready and custom built turn-key spaces available to accommodate all needs

Convenient reserved and underground parking

Close proximity to the Trans-Canada Highway and other major transit arteries

Shared access to fitness center, shower facilities, and bike locker rooms, available to all tenants

Designed for Flow and Functionality

The Redstone Portfolio's turnkey spec suites and newly renovated workspaces ensure that your business succeeds in the environment you want while staying connected within the thriving local commercial hub.



Easy In, Easy Out

The Redstone Portfolio makes commuting effortless, with quick access to the Gilmore and Brentwood Town Centre SkyTrain Stations, as well as the nearby Trans-Canada Highway. For a scenic view, the Burnaby's Central Valley Greenway cycling route feeds right into downtown Vancouver.

- ★ 4259 CANADA WAY
- ★ 4299 CANADA WAY
- ★ 4370 DOMINION STREET
- ★ 4400 DOMINION STREET
- ★ 3185 WILLINGDON AVENUE

EDUCATION

- 1 BCIT

GROCERY

- 2 Save-On-Foods
- 3 Whole Foods Market

HOTEL

- 4 Grand Villa Casino Hotel & Conference Centre

RESTAURANT/CAFE

- 5 Cactus Club Café
- 6 JOEY Burnaby
- 7 Browns Socialhouse Brentwood
- 8 OEB Breakfast Co
- 9 Earl's Kitchen + Bar
- 10 The Keg Steakhouse + Bar
- 11 Starbucks
- 12 Tim Hortons
- 13 Prado Café
- 14 McDonald's
- 15 White Spot

SHOPPING CENTRE

- 16 The Amazing Brentwood
- 17 Costco



3 MIN

GILMORE STATION

4 MIN

BOUNDARY RD

6 MIN

GRANDVIEW HWY
BRENTWOOD TOWN CENTRE STATION

33 MIN

VANCOUVER INTL AIRPORT

Canada Way I

4259 CANADA WAY, BURNABY, BC



AVAILABLE SUITES

Located at the corner of Canada Way and Gilmore Way, Canada Way I offers convenient office space with direct access to the Trans-Canada Highway and Gilmore and Brentwood Town Centre SkyTrain Stations for easy connectivity across Metro Vancouver.

ADDITIONAL RENT (2025)

\$20.48 psf per annum (includes Utilities & In-Suite Janitorial)

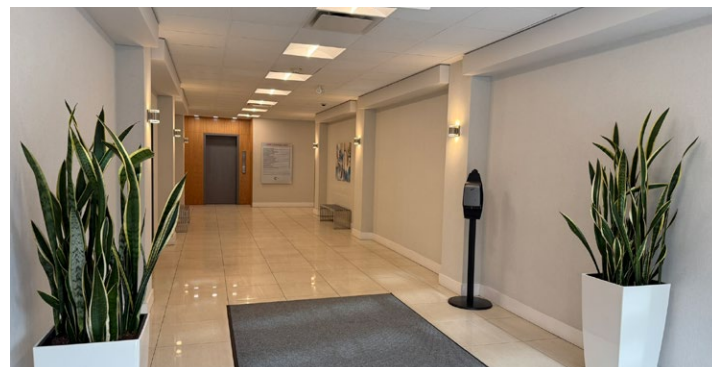
**PARKING RATIO: 3 stalls per 1,000 SF leased
\$130 Random Underground | \$300 Reserved Surface**

Suite 226 | 4,251 SF

Available March 2025. Improved with open area for workstations, 6 offices, a storage, reception, kitchenette and boardroom.

Suite 240 | 3,578 SF

Available now. Freshly renovated corner unit featuring four medium offices, a spacious corner office, a large boardroom, a kitchenette, and an open office area with abundant natural light.



Canada Way II

4299 CANADA WAY, BURNABY, BC

AVAILABLE SUITES

Suite 130 | 2,245 SF

Available March 1, 2025. North-facing views, open area, offices and kitchenette. Will need refreshing with updated flooring and paint. Contiguous with Suite 134 for 3,689 SF.

Suite 134 | 1,444 SF

Available March 1, 2025. North-facing views, 2 offices, and a meeting room or executive office, and open area. Will need refreshing with updated flooring and paint. Contiguous with Suite 130 for 3,689 SF.

Suite 140 | 537 SF

Available on short notice. North-facing with one office, kitchenette, and copy room.

Suite 215 | 5,253 SF

South-East facing corner unit, wrap-around glazing featured throughout its executive office, large corner boardroom, kitchenette, storage & copy area and large open plan office area. Can be combined with Suite 240 for approximately 21,153 SF.

Suites 215/240 | 21,153 SF

Available almost immediately with as-built improvements, or a perfect space for the custom landlord turn-key built out options they offer.

Suite 230A | 3,950 SF

Turn-key options. One office, kitchenette, boardroom, open area.

Suite 230B | 8,024 SF

Turn-key options. Reception, four offices, boardroom, server room, kitchen/lounge, open areas.

Suite 240 | 15,900 SF

Turn-key options. Six offices, two kitchens, two boardrooms, open workspace.

Suite 240A | 11,950 SF

Turn-key options. Five offices, two boardrooms, kitchen, open areas.

Suite 240B | 7,876 SF

Turn-key options. Reception, three offices, boardroom, server room, kitchen/lounge, open areas.

Suite 241 | 403 SF

Vacant. Interior premises with no windows. Currently built out as a change room with washroom/shower. Will be converted back to office space and combine it with Suite 243 for 1,144 SF.

Suite 243 | 741 SF

Available now. Open floor plan with cabinetry and atrium views.

At the intersection of Canada Way and Gilmore Way, Canada Way II offers 58,840 SF of office space with modern lobbies and sweeping North Shore Mountain views. With easy access to the Trans-Canada Highway and Gilmore SkyTrain, tenants enjoy convenient regional transit.

ADDITIONAL RENT (2025)

\$21.39 psf per annum (includes Utilities & In-Suite Janitorial)

**PARKING RATIO: 3 stalls per 1,000 SF leased
\$130 Random Underground | \$300 Reserved Surface**



Central Place

4370 DOMINION STREET, BURNABY, BC

AVAILABLE SUITES

Suite 103 | 1,013 SF

Available now. Ground floor, open-plan layout.

Suite 300 | 4,738 SF

Available now. Bright corner unit with three private offices, server room, large meeting room, open kitchenette, spacious open area, and access to a shared patio.

Suite 330 | 1,653 SF

Available now. Inviting corner unit with two private offices, an open kitchenette, and shared patio access.

Suite 406: 3,958 SF

Available now. This open unit with wraparound glazing hosts a large corner office, three offices, a lunchroom, a very large corner boardroom and expansive open work area.

Suite 500: 5,531 SF

Ten offices, a boardroom, kitchenette, server room, reception and open area.

Suite 520: 2,094 SF

A boardroom, server room, two offices, kitchen, reception, and large open area.

Suite 530: 970 SF

Three offices, kitchen and open area.

Spec Suites*: about 3,000 SF

Spec A: 391 SF (Open area, 1 office and shared kitchen)

Spec B: 636 SF (Three offices, and shared kitchen)

Spec C: 889 SF (Two offices, large open area and shared kitchen)

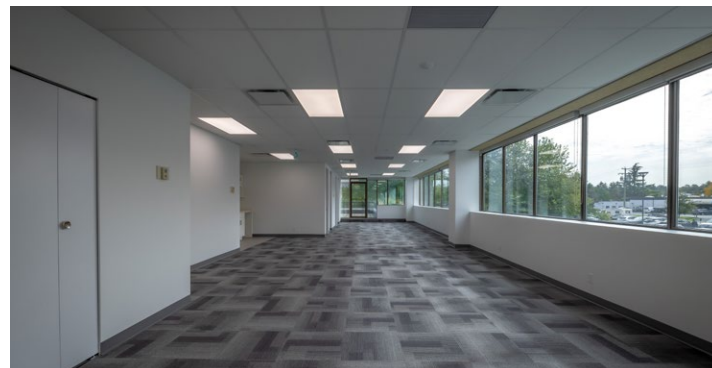
Spec D: 609 SF (Two offices, open area and shared kitchen)

Central Place combines comfort and convenience in Burnaby's Brentwood/Discovery Park area, with 24-hour access, bicycle storage, shower facilities, and air conditioning. Easy connections to Gilmore and Brentwood Town Centre SkyTrain Stations provide tenants with excellent regional transit access.

ADDITIONAL RENT (2025)

\$21.93 psf per annum (includes Utilities & In-Suite Janitorial)

PARKING RATIO: 3 stalls per 1,000 SF leased
\$130 Random Gated | \$300 Reserved Surface



4400 Dominion

4400 DOMINION STREET, BURNABY, BC



AVAILABLE SUITES

Suite 430 | 1,783 SF

Available now. Newly renovated with an open layout, one meeting room, and kitchenette.

Suite 440 | 4,040 SF

Available now. Newly renovated with a primarily open plan, two offices, two meeting rooms, and a kitchen.

Suite 520 | 4,508 SF

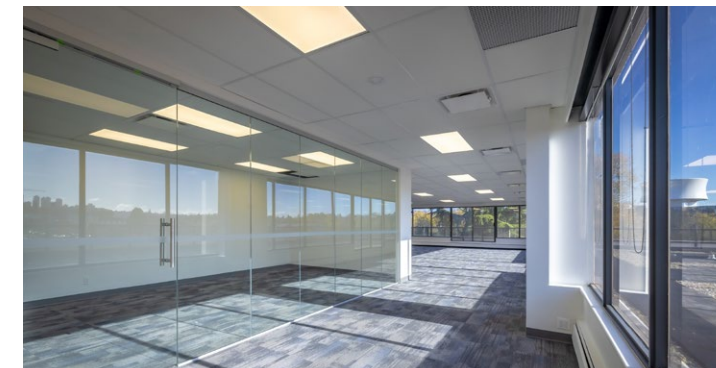
Available now. Exceptionally bright facing multi-corner unit with a unparalleled view of Brentwood Town Centre & the North Shore mountains, as well as a widely encompassing view of South Burnaby and Metrotown. The unit boasts a feature-walled reception area, four offices, one large corner office, a large boardroom, a lunchroom, open area, a server/storage room and a large shared patio.

4400 Dominion Street provides a convenient workspace with quick access to Metro Vancouver via nearby SkyTrain stations and the Trans-Canada Highway, ensuring an easy commute.

ADDITIONAL RENT (2025)

\$23.01 psf per annum (includes Utilities & In-Suite Janitorial)

PARKING RATIO: 3 stalls per 1,000 SF leased
\$130 Random Gated | \$130 Random Surface
\$300 Reserved Surface



Willingdon Green Building

3185 WILLINGDON GREEN, BURNABY, BC



The Willingdon Green Building offers a central location near Willingdon Avenue and Canada Way, providing businesses easy access to Highway 1 and major transit routes. With a variety of dining and retail amenities, this location combines convenience with accessibility, making it an ideal choice for modern businesses.

ADDITIONAL RENT (2025)
\$21.23 psf per annum (includes Utilities & In-Suite Janitorial)

PARKING RATIO: 3 stalls per 1,000 SF leased
\$130 Random Underground | \$130 Random Surface | \$300 Reserved Surface



AVAILABLE SUITES

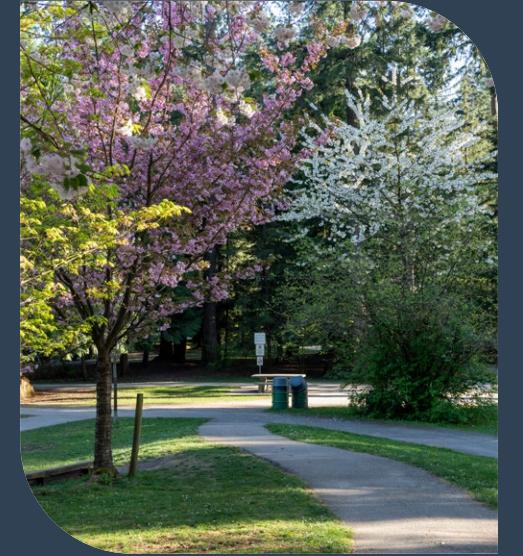
Suite 200 | 7,195 SF
Available Spring 2025. Under construction. Fifteen offices, a boardroom, kitchenette, large open area, and storage.

Suite 302 | 3,633 SF
Available now. Includes a large boardroom, two expansive corner offices, a kitchen and lunchroom, and floor-to-ceiling windows that open onto a spacious patio.

Suite 304 | 2,594 SF
Available now. Renovated corner unit featuring skylights, an expansive patio with views of a forested creek, three private offices, a reception area, an enclosed kitchenette/lunchroom, and a spacious open office area.

All You Need, Right Here

In a city celebrated for its expansive green spaces and rich cultural diversity, The Redstone Portfolio positions tenants to experience the very best of Burnaby. Whether it's a run through Central Park, a dinner at Atlas Steak + Fish, or grocery shopping at Whole Foods, everything you need is conveniently located nearby, supporting a seamless blend of work, life, and leisure.



150+
CITY PARKS

70+km
OF BIKE ROUTES/TRAILS

11+
DOG PARKS

4+
GOLF COURSES

Redstone

PORTFOLIO

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