

Redstone

PORTFOLIO

BURNABY, BC

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

ELEVATE YOUR EDGE

R

Connected. Inspired. Ready.

AVAILABILITIES RANGING FROM 403 – 21,153 SF

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




58


79


60

 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



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 (2026)
\$21.68 psf per annum
 (including utilities & in-suite janitorial)

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



AVAILABLE SUITES

Suite 226 | 4,251 SF
 Available now. Improved with open area for workstations, 6 offices, a storage, reception, kitchenette and boardroom.

Canada Way II

4299 CANADA WAY, BURNABY, BC

AVAILABLE SUITES

Unit 101 | 4,401 SF
 Available January 1, 2027. This corner unit has off-lobby entrance exposure, 5 offices, a large board room, a kitchen & lunchroom, a copy room, a server closet, and a large open area.

Suite 120 | 1,115 SF
 Available now.

Suite 130 | 2,245 SF
 Available now. 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 now. 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 136: 1,814 SF
 Available March 1, 2026. North views, 2 offices, meeting room and open area.

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 240 | 15,900 SF
 Turn-key options. Six offices, two kitchens, two boardrooms, open workspace. Demising options available from 3,950 SF - 8,024 SF

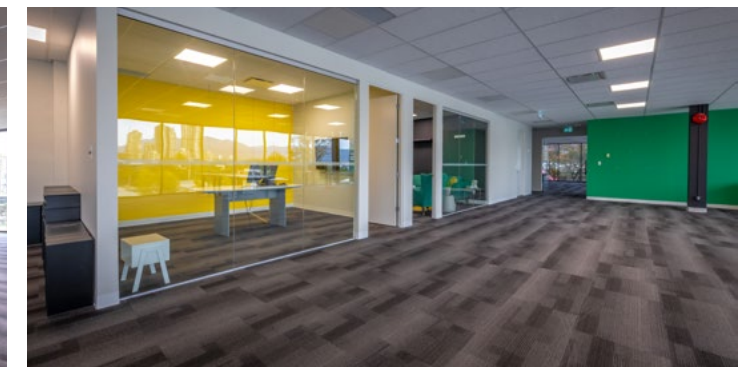
Suite 243: 1,144 SF
 Newly renovated. 2 offices, open area and kitchenette.

Suite 247: 3,170 SF
 Available November 1, 2026. Can be combined with Suites 240/215 for a total of 19,070 SF or 24,323 SF. *Potential to be combined with Suite 250 for the entire exterior portion of the floor for a total of 26,526 SF.

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 (2026)
\$22.19 psf per annum
 (including 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 240 | 6,867 SF

Reception, lunchroom, 1 boardroom, 5 offices and open area.

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 406: 3,977 SF

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

Suite 415 | 1,769 SF

Available now. Currently built out as a medical clinic with two clinic offices, reception/waiting room, open office area, breakroom with kitchenette, and a testing room with its own sink & en-suite washroom.

Suite 500: 5,600 SF

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

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.

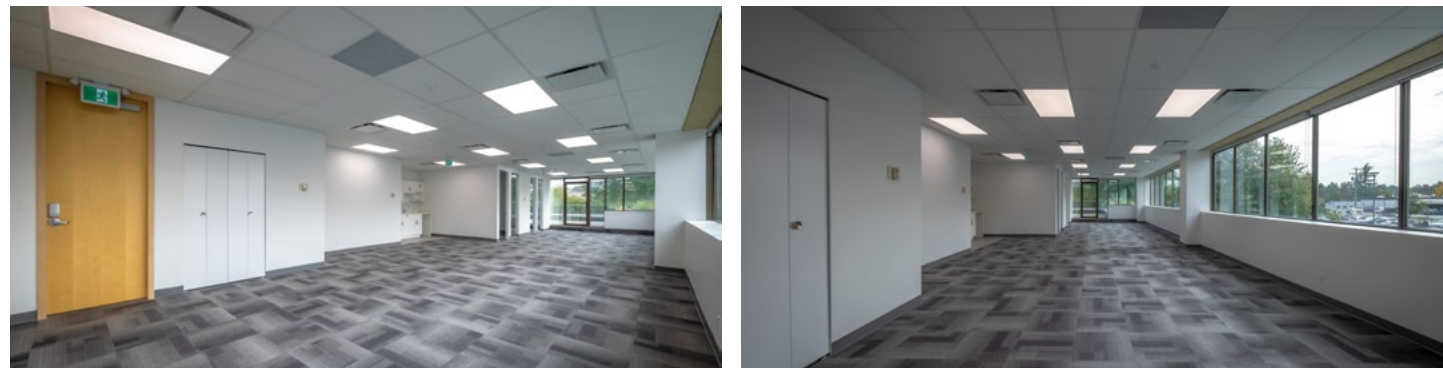
ADDITIONAL RENT (2026)

\$22.45 psf per annum

(including 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 400: 3,498 SF

Available now. Reception, open area, 3 offices and kitchenette/lunchroom.

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 (2026)

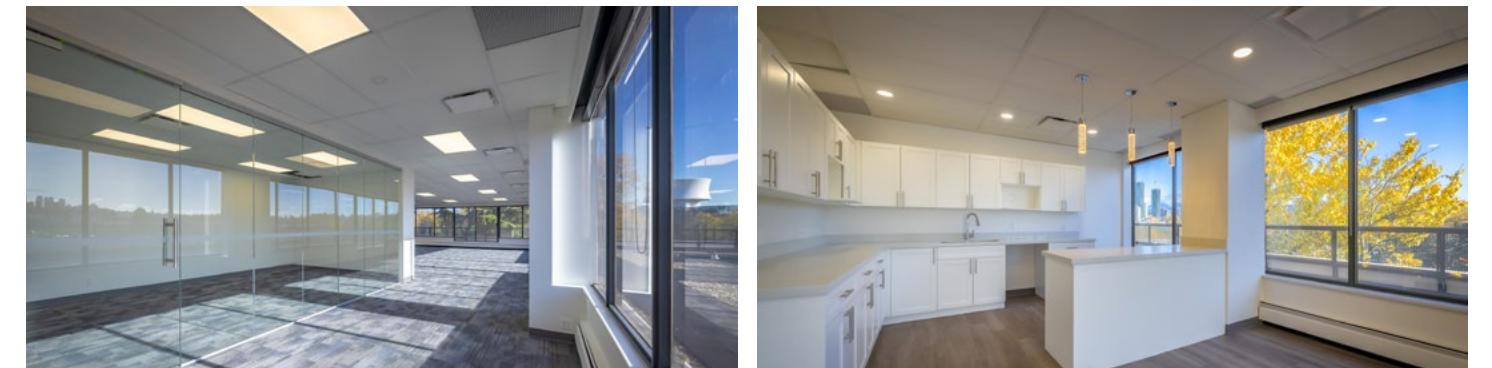
\$23.75 psf per annum

(including 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 (2026)
\$21.99 psf per annum
(including utilities & in-suite janitorial)

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



AVAILABLE SUITES

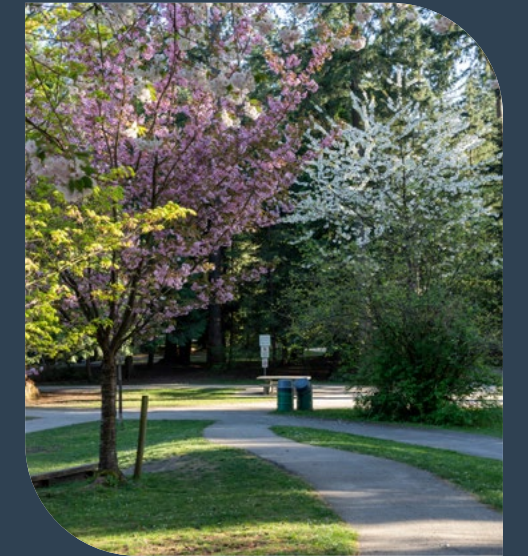
Suite 200 | 7,195 SF
Available now. Fifteen offices, a boardroom, kitchenette, large open area, and storage.

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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