

**NAI**Commercial

**FOR SUBLEASE**

**3,360 SF**



**#155 - 4299 Canada Way | Burnaby, BC**

**PROFESSIONAL OFFICE SPACE FOR SUBLEASE**

Roy Gibbs, LL.B  
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# #155 - 4299 Canada Way Burnaby, BC

## Available Area

3,360 SF

## Net Rent

Contact listing agent

## Additional Rent

\$22.19 PSF (est. 2026)

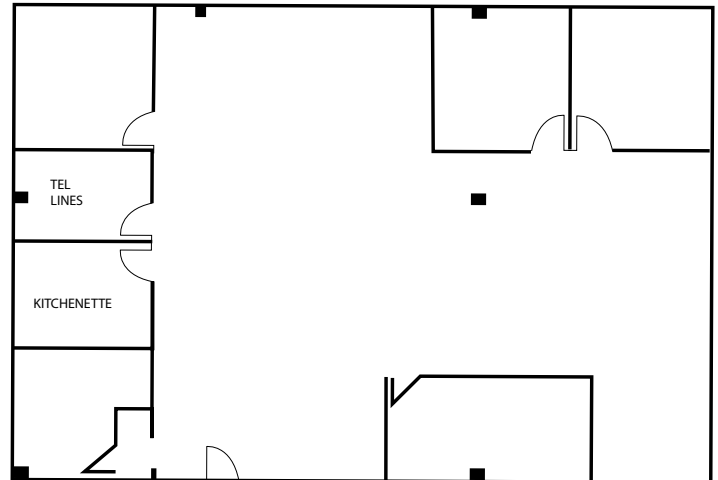
## Availability

ASAP

## Sublease Expiry

November 29, 2027

## Floor Plan



Beautifully improved, move-in-ready, office space featuring abundant natural light flooding in through full height windows with views of the Brentwood Skyline. This efficient office is improved with:

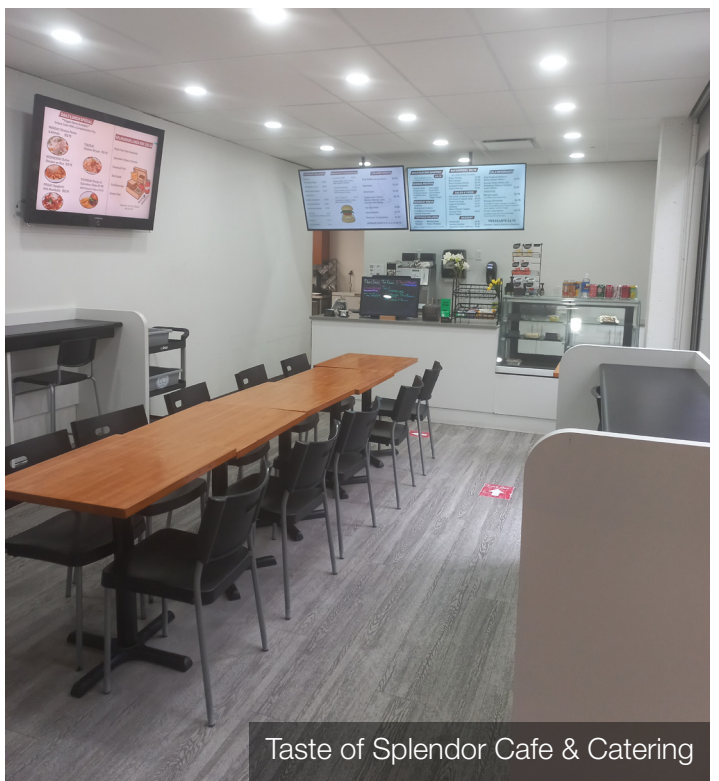
- ▶ Reception area with attractive reception desk
- ▶ Meeting room for 6-8 people
- ▶ 3 standard offices (two are approximately 10'x12' and one is approximately 12'x12')
- ▶ 1 executive, corner office (approximately 12' x 12')
- ▶ Kitchen with fridge and dishwasher
- ▶ I.T./storage room
- ▶ Large, furnished open space
- ▶ Furniture available including 10 standing desks, 3 L-shaped standing desks, 18 chairs, boardroom table & chairs.

A tranquil garden, with views, is located immediately adjacent to the Premises. There is a convenient cafe within the building, just steps from the Premises.



## Building Details

Located in central Burnaby, 4299 Canada Way provides reserved and underground parking (3 stalls per 1,000 sf leased at \$130/month for random underground and \$300/month for reserved surface), shared access to a fitness centre, bike storage and showers, and close proximity to Hwy #1.



Courtyard

Taste of Splendor Cafe & Catering



Gym

**BRENTWOOD  
TOWN CENTRE**



**LOUGHEED HWY**

**TRANS CANADA HWY**

**WILLINGDON AVE**

**BOUNDARY RD**

**CANADA WAY**

**4299  
CANADA WAY**

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