

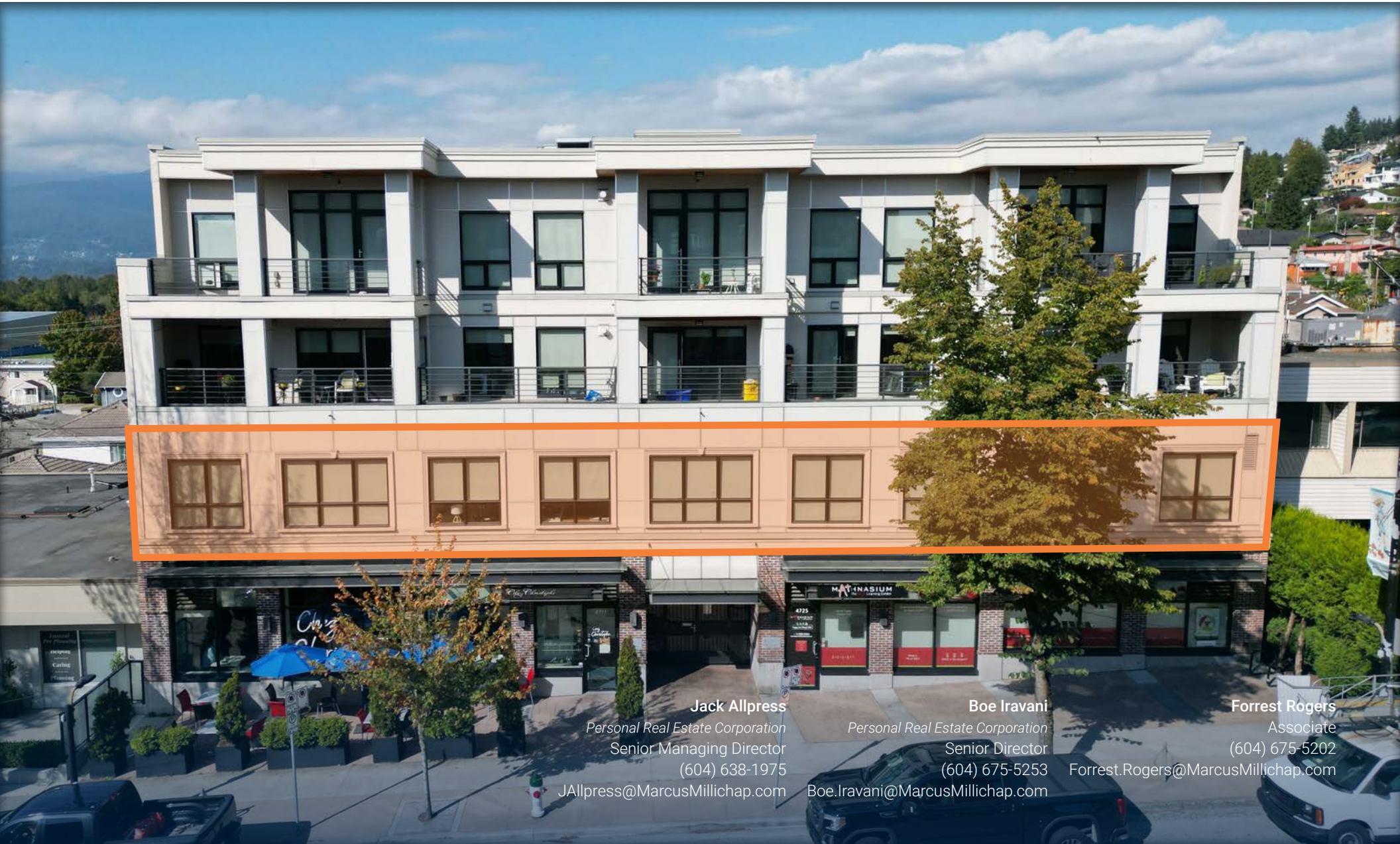
FOR SALE OR LEASE

SIX UNITS ON AN EXPANSIVE 5,355 SF FULL FLOOR OFFERING

4723 HASTINGS STREET, BURNABY, BC

Marcus & Millichap

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OPPORTUNITY

Full-Floor Office in The Heights

Here's your chance to secure a rarely available full-floor office space in a mixed-use building in Burnaby. The 2nd floor unit can be demised into as many as six separate offices — giving you the flexibility to occupy part of the space and lease out the rest.

Located in the heart of The Heights, North Burnaby's lively and charming neighbourhood, this property offers easy access to shops, restaurants, and community amenities. Join well-known tenants like Estro Construction, Boffo Developments, and the new occupants at Valeo.

OFFERING HIGHLIGHTS



Possession
30 days notice



Fully Built Out



Large Open Area/Lounge



Private Full Floor



Facilities
Kitchen and end of trip facilities



Private Offices/Meeting Rooms



Mountain Views
View to North Shore mountains with private patios





LOCATION OVERVIEW

Situated in the heart of The Heights, North Burnaby's vibrant neighbourhood, the property enjoys a prime location on Hastings Street between Beta Avenue and Gamma Avenue, directly across from the new Valeo development. Tenants and visitors benefit from easy access to public transit, Highway 1, Lougheed Highway, the Tri-Cities, and the North Shore. Not to mention the new retail tenants and grocery store coming soon directly across street.

SALE DETAILS

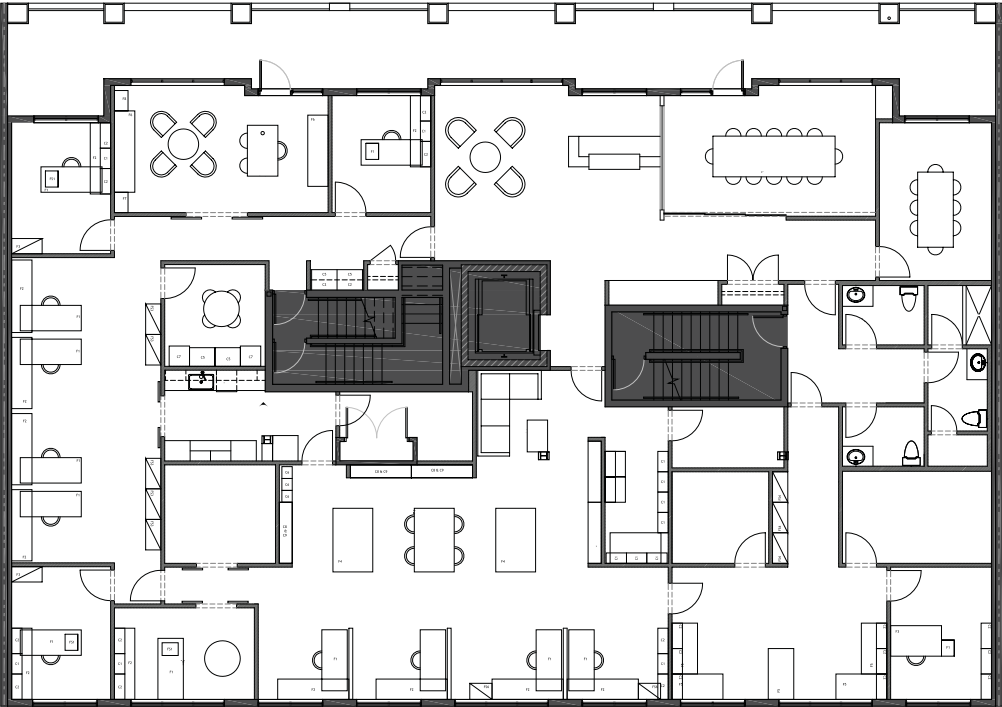
Address	4723 Hastings Street, Burnaby BC
Legal Description	Strata Lot 11 District Lot 122 Group 1 New Westminster District Strata Plan EPS2787
PID	029-636-892
Size	5,355 SF
Zoning	CD - Comprehensive Development
Parking	10 stalls (secured underground parkade)
2026 Monthly Strata Fee	\$2,866.68
2025 Property Taxes	\$30,360.38
Asking Price	\$4,685,000 (\$875/SF)

LEASE DETAILS

Available Office Size	Office Space #1	865 SF
	(Deck Space #1	259 SF)
	Total	865 SF
	Office Space #2	690 SF
	(Deck Space #2	224 SF)
	Total	690 SF
	Office Space #3	700 SF
	Office Space #4	818 SF
	Office Space #5	1,060 SF
	Office Space #6	932 SF
Asking Rent	Contact Listing Agents	
Additional Rent	Approx. \$16.00/SF (2025 est.)	

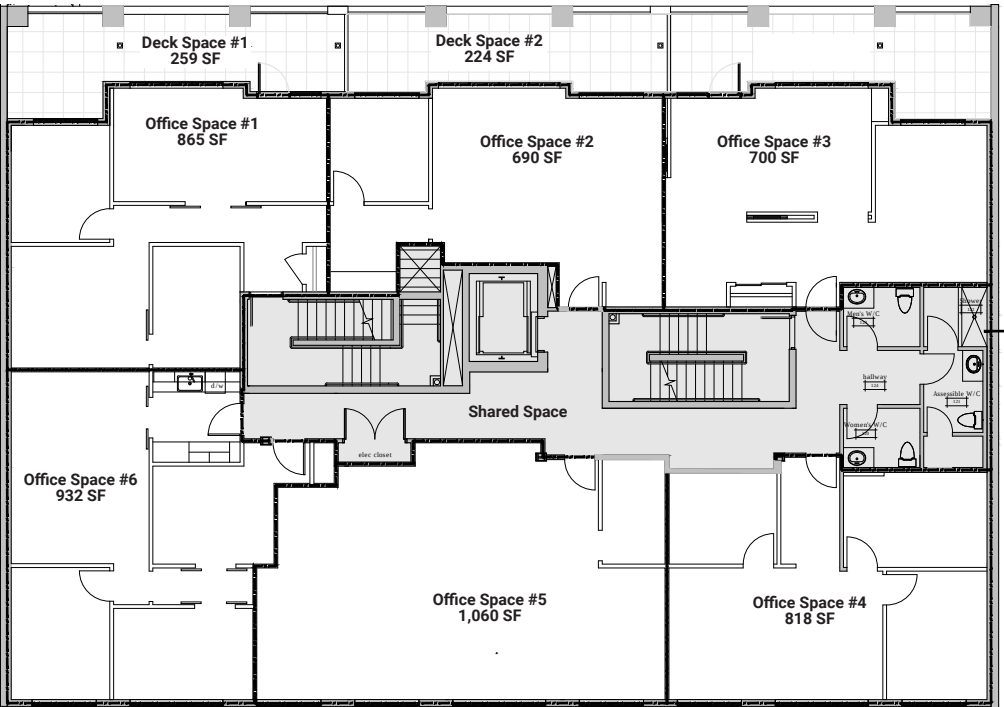
FLOOR PLAN

FULL FLOOR OPTION

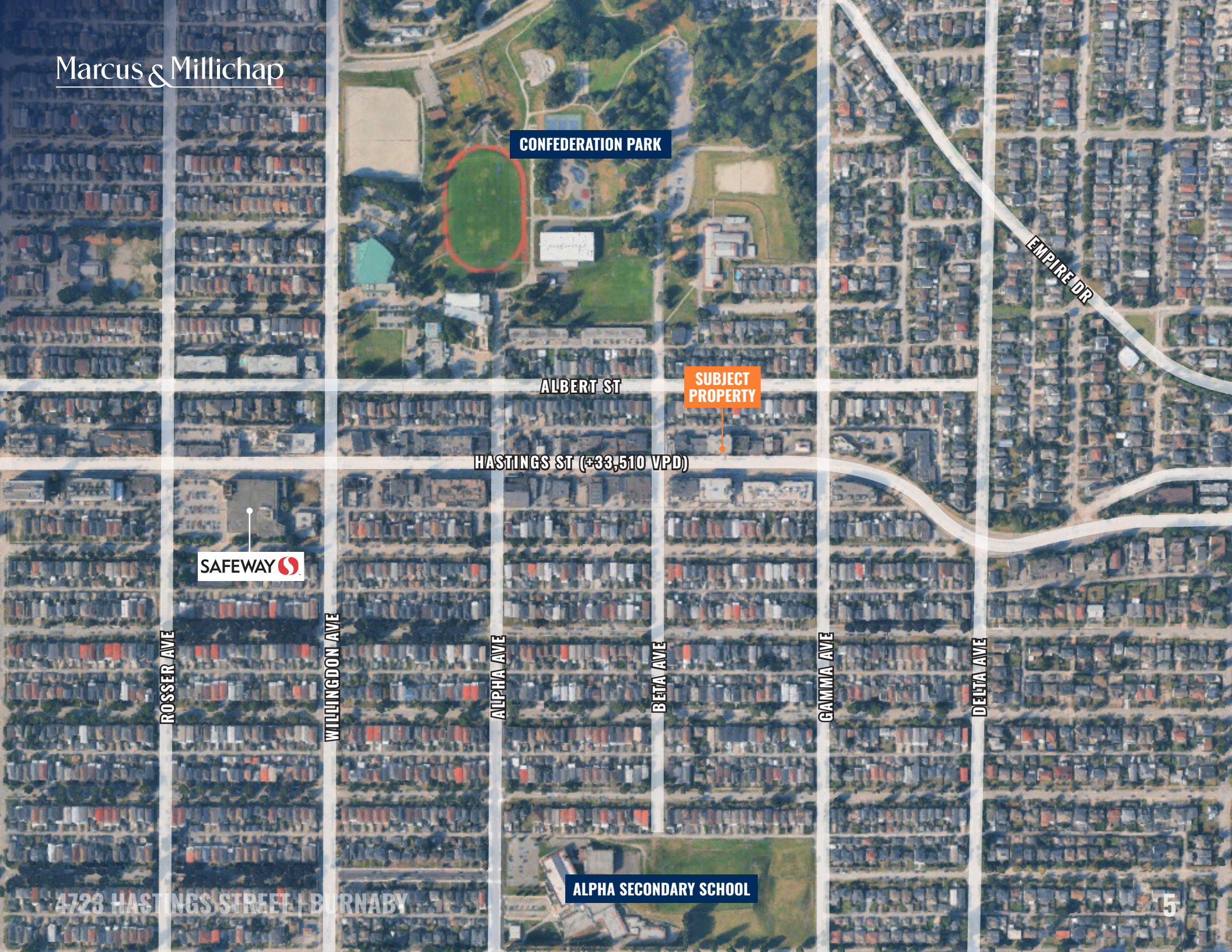


HASTINGS STREET

MULTI - UNIT OPTION



HASTINGS STREET



CONFEDERATION PARK

SUBJECT
PROPERTY

ALBERT ST

HASTINGS ST (+33,510 VPD)

SAFeway

ROSSER AVE

WILLINGDON AVE

ALPHA AVE

BETA AVE

GAMMA AVE

DELTA AVE

EMPIRE DR

ALPHA SECONDARY SCHOOL

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