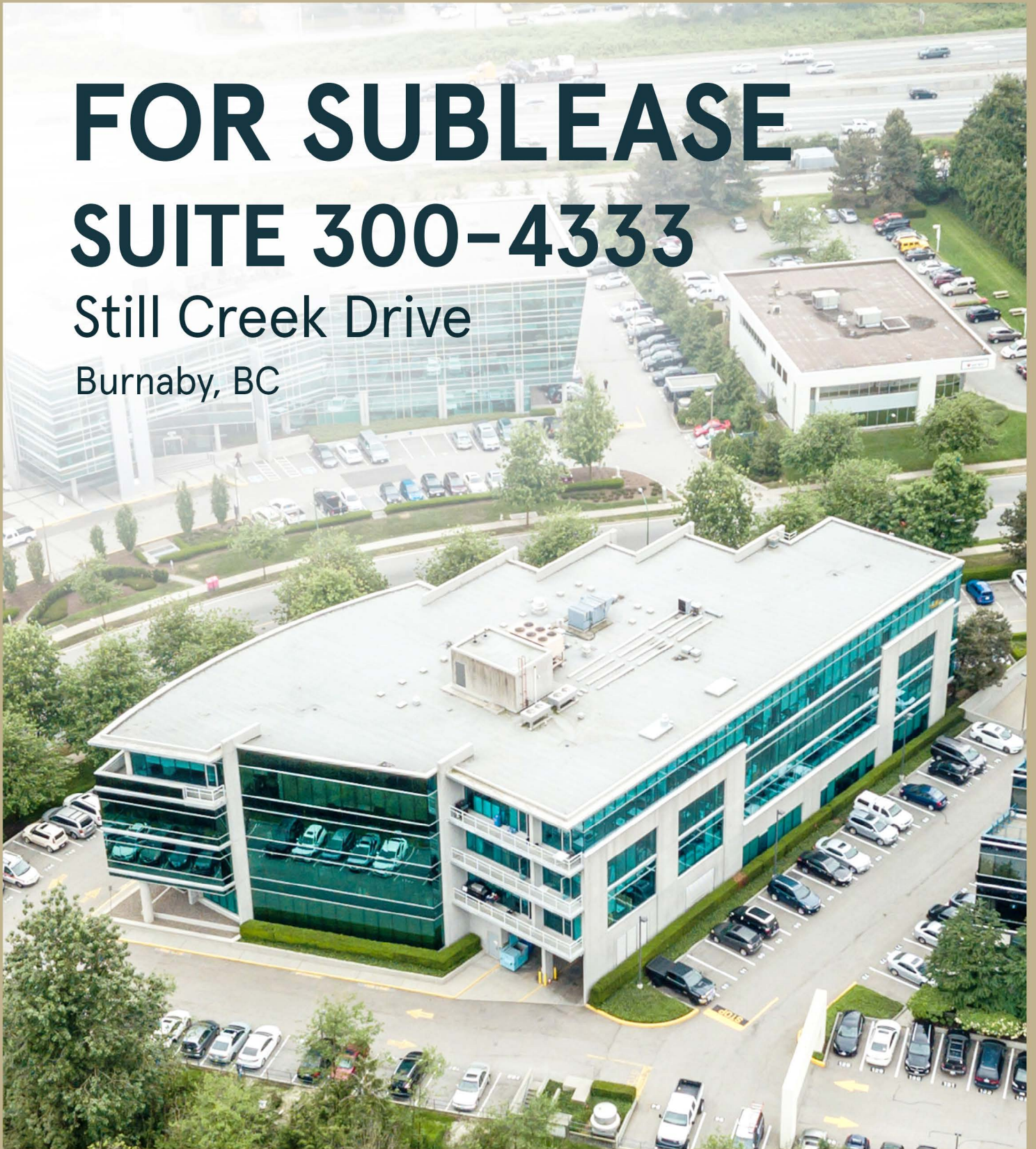


FOR SUBLEASE

SUITE 300-4333

Still Creek Drive

Burnaby, BC



WILLINGDON



PARK

RATES & RATIOS

Rental Rates: Please Contact Listing Agents

Operating Costs & Taxes: \$17.83 p.s.f. (2022 Estimate)

Parking Ratio/Rates: 3 per 1,000 s.f. at market rates

Expiry: July 30th, 2028



OPPORTUNITY

Suite	Size	Availability	Comments
Suite 300	18,489 SF	60 days' notice	Nicely improved full floor with 22 offices, reception, boardroom, 3 meeting rooms, kitchen/lounge and open plan.



Easy access to SkyTrain Station



Meticulously Landscaped Greenspace

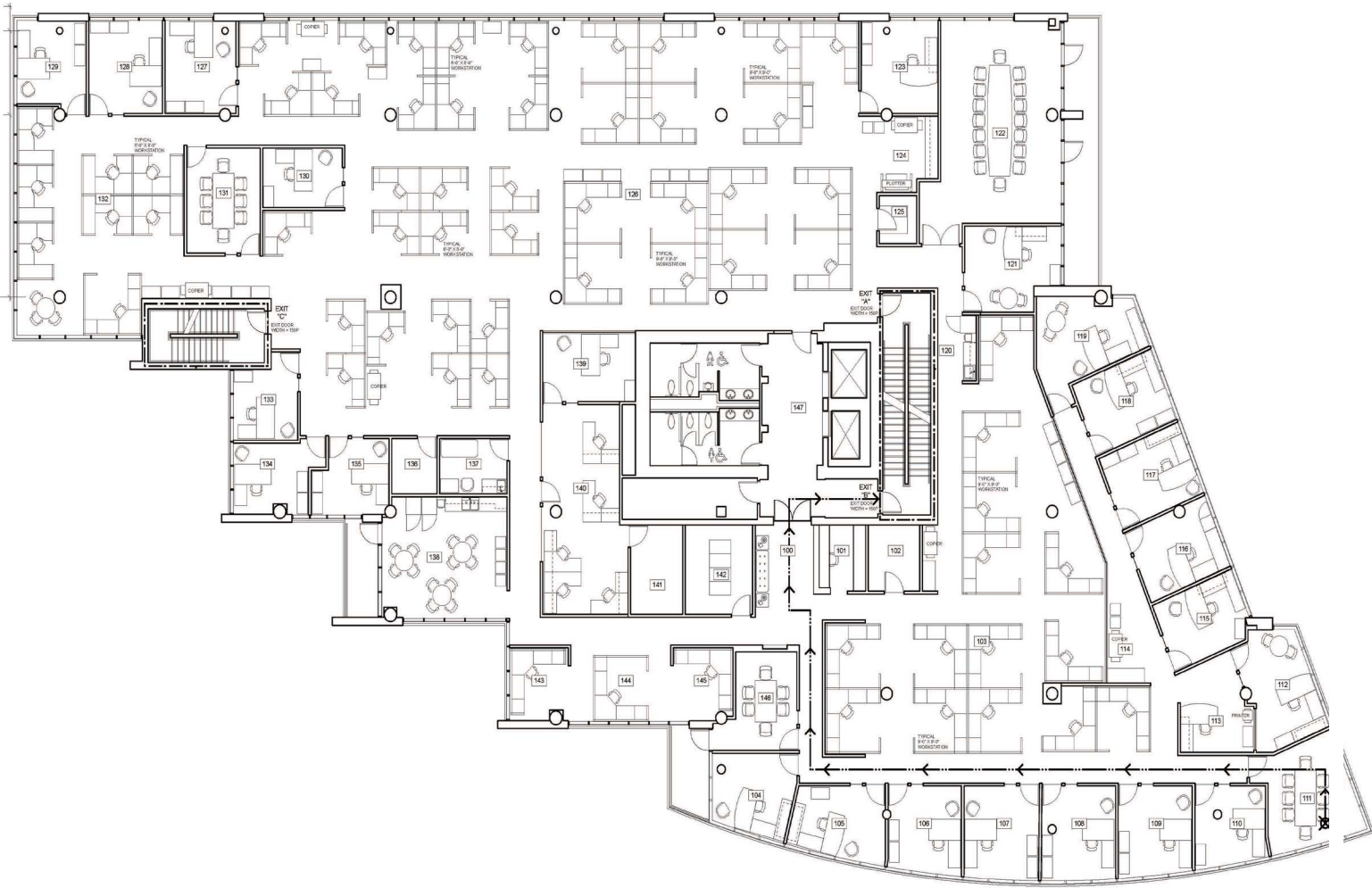


Access to multiple fitness facilities and end of trip facilities



Accessible decks

Willingdon Park - a 9 building campus totaling nearly 1 million square feet that is set amidst meticulously landscaped greenspace in the heart of Metro Vancouver. This location provides unprecedented access to Highway One, via the Willingdon Interchange, making it accessible from every surrounding municipality in 30 minutes or less. Willingdon Park has one of Metro Vancouver's longest running shuttle bus systems, which connects tenants to rapid transit and retail amenities.



- BOMA Best Silver Certified
- Daily shuttle bus to SkyTrain & food services
- Quality ownership & management
- Abundance of natural light
- Multiple food amenities
- Rotating food trucks with daily lunch service
- Abundance of secure and surface parking
- On-site property management



4333 Still
Creek
Drive

- Millennium Line
- 9 Minute Walk To Gilmore SkyTrain
- 1 Crème de la Crumb
- 2 Cactus Club Cafe
- 3 Sushi Garden Lougheed
- 4 JOEY Burnaby
- 5 Browns Socialhouse
- 6 The Keg
- 7 Earls Kitchen + Bar
- 8 Grand Villa Casino Hotel
- 9 Steve Nash Fitness World
- 10 Gold's Gym
- 11 The Amazing Brentwood
- 12 SOLO District
- 13 Whole Foods Market

DRIVE TIMES (In Minutes)

- 15 to North Vancouver
- 22 to Downtown Vancouver
- 24 to Surrey City Centre
- 24 to Langley 200th Street Interchange
- 30 to Vancouver International Airport
- 50 to US Border Crossing



For more information contact:

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