

LEASING OPPORTUNITY

Colliers

# Improved Restaurant Space in Brentwood

4455 Lougheed Highway, Burnaby, BC



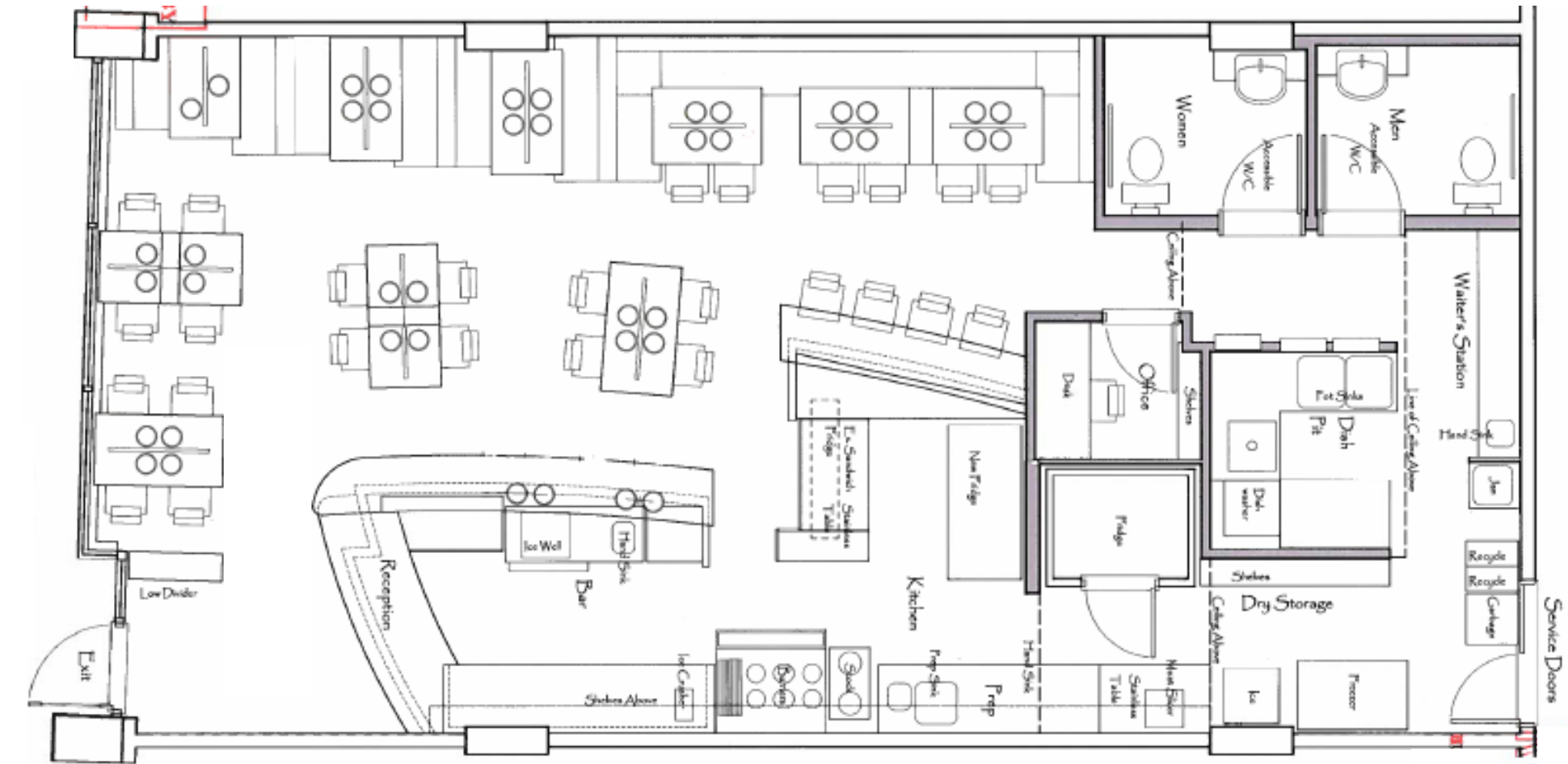
## CURRENT AVAILABILITIES & DETAILS

# Well-Appointed Retail Opportunities in Brentwood

|                             |   |
|-----------------------------|---|
| Floor / Suite               | 4455 Lougheed Highway   |
| Available Area              | 1,632 sf  |
| Available                   | September 1st, 2026   |
| Net Rent                    | Contact listing agent   |
| Additional Rent (est. 2026) | \$15.35 psf   |
| Improvements                | The space is currently improved as a restaurant with a full commercial kitchen in place.                |
| Parking                     | Parking stalls available on a monthly basis at market rates. 49 visitor stalls available for customers. |
| Year Built                  | 2010  |

Potential to lease an additional 1,493 SF of Contiguous retail space for a total of 3,125 SF - Contact Agent for more details

## FLOOR PLAN



## LOCATION & PROPERTY OVERVIEW

# A Central Burnaby Address with Unmatched Connectivity

Situated at the core of Brentwood, 4455 Lougheed Highway offers immediate access to one of Metro Vancouver's fastest-growing communities. The property is just steps from The Amazing Brentwood and Gilmore Place. The Building is located minutes from the Brentwood SkyTrain Station, providing direct connection to Downtown Vancouver, Metrotown and the Tr-Cities. Being positioned on Lougheed Highway, the Building offers convenient access to Highway 1, Boundary Road, and Willingdon Avenue, ensuring seamless regional connectivity.

Surrounded by a vibrant mix of retail, dining, and everyday amenities (including restaurants and services within the building), the area continues to experience significant residential and commercial growth, reinforcing its status as a key business hub within Burnaby.

01

minute

Walk to Brentwood  
SkyTrain Station

03

minute

Walk to The Amazing  
Brentwood

15

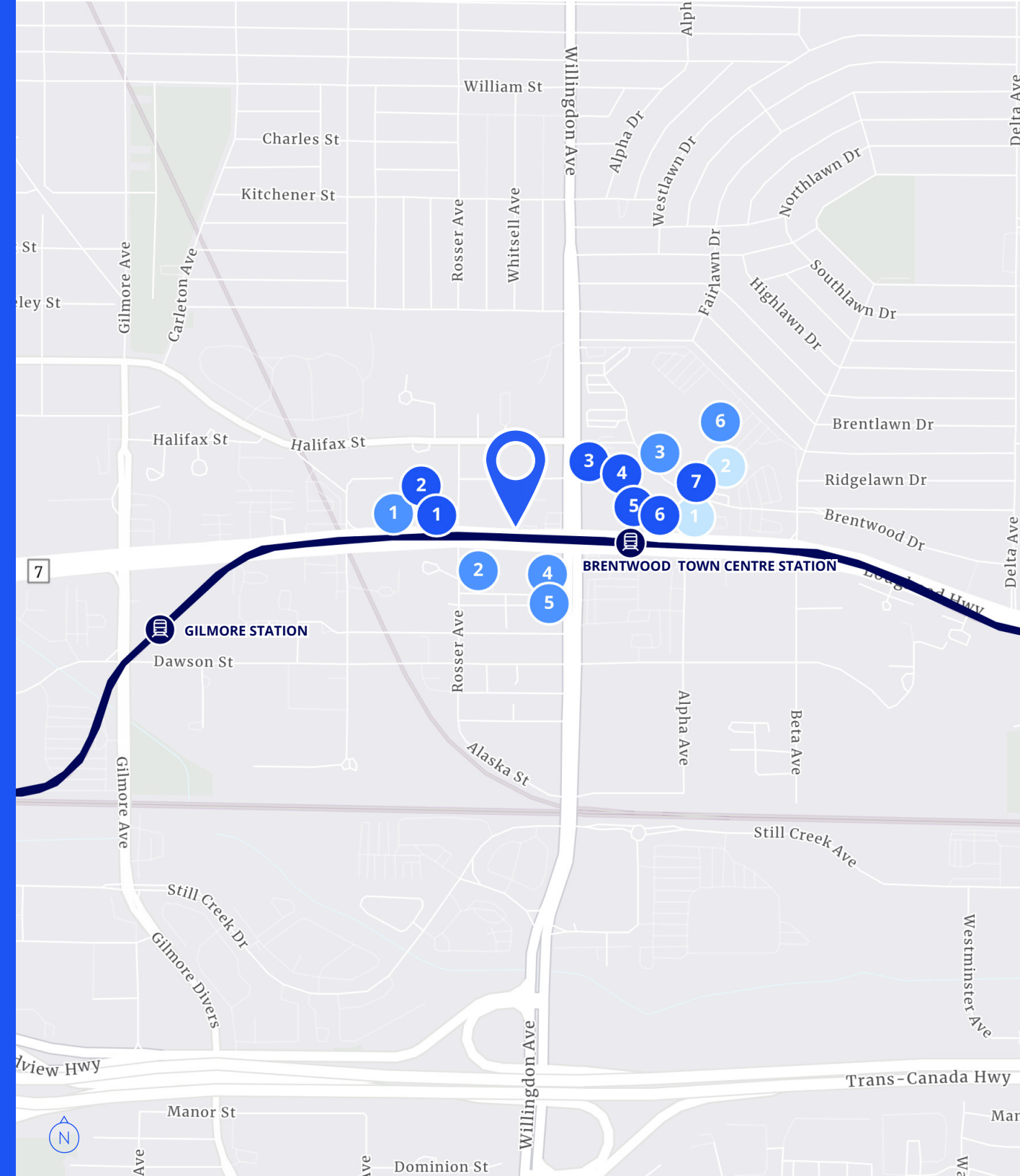
minute

Drive to Metropolis at  
Metrotown

24

minute

Drive to Downtown  
Vancouver



### Restaurants, Bars & Cafes

- 1 Browns Socialhouse
- 2 JOEY Burnaby
- 3 Hello Nori
- 4 Tap & Barrel
- 5 Earls Kitchen + Bar
- 6 OEB Breakfast Co
- 7 JINYA Ramen Bar

### Grocery & Retailers

- 1 Save-On-Foods
- 2 Whole Foods Market
- 3 London Drugs
- 4 Shoppers Drug Mart
- 5 BC Liquor Store
- 6 The Amazing Brentwood

### Entertainment

- 1 Cineplex VIP Cinemas
- 2 The Rec Room



**Colliers**

1067 West Cordova Street, 11th Floor,  
Vancouver, BC V6C 1C7  
+1 604 681 4111

**Blake Davies**

Vice President  
+1 604 694 7239  
[blake.davies@colliers.com](mailto:blake.davies@colliers.com)

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