

*High Quality  
Office/Lab Space  
Technology Place  
@ BCIT*

FOR LEASE

**4475**  
**WAYBURNE**  
**DRIVE**

BURNABY, BC



# LOCATION

Located in the east quadrant of the BCIT campus, with easy access to public transit, the Trans-Canada Highway, Canada Way and Willingdon Avenue. 4475 Wayburne Drive offers rare laboratory/office space.

*Discover Productivity, Innovation,  
and Success in Every Square Foot*

## OPPORTUNITY

4475 Wayburne is a mixed use office and lab development that consists of approximately 32,000 SF of rentable area.

## BUILDING FEATURES

- “A” class office facilities
- State-of-the-art lab facilities
- Shared meeting room
- On-site parking
- Security fob access through out the building
- Professionally maintained and managed

## AVAILABILITIES

- **Unit 305: 1,945 SF:** Available May 1, 2026 - Office space with three windowed offices, two large windowed offices/meeting rooms, one small meeting room, a large open area, a server room, and a kitchenette
- **Unit 309: 1,932 SF:** Available May 1, 2026 - Lab Space with 5 lab rooms, lab benches, lab infrastructure & servicing, multiple sinks. Fume hood or Bio safety cabinet negotiable
- **Unit 316: 1,629 SF:** Available now - Lab space with 5 offices/lab rooms, chemical fume hood, lab bench, emergency eye wash station, lab infrastructure & servicing
- **Unit 318: 1,085 SF:** Available May 1, 2026 - Office space with a large corner meeting room, larger corner office, open area, and kitchenette

**ASKING RATE:** Contact listing agents

**ADDITIONAL RENT:** \$21.34 PSF PA  
(2026 estimate)





# LOCATION

## LISTING AGENTS:

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