

# LOUGHEED COMMERCE COURT

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4180 & 4190 LOUGHEED HWY  
BURNABY, BC




PREMIER OFFICE SPACE FOR LEASE




THE LOCATION


Located mid-block between Gilmore and Madison Ave on Lougheed Highway, Commerce Court is in the heart of Brentwood, a highly amenitized, walkable, and transit-oriented hub that is one of the fastest-growing areas in Metro Vancouver. Whether travels are by foot, vehicle, or bicycle, Commerce Court is a commuters paradise being adjacent to Gilmore Skytrain Station, minutes away from Hwy 1 via car, and located on the Central Valley Greenway running from Downtown to New Westminster. The complex's ideal location is immersed by an abundance of amenities, including some of Metro Vancouver's best restaurants, shopping, and many other retail services.



Very Walkable  
71



Excellent Transit  
79



Bikeable  
73





# BUILDING FEATURES

 Property management and cleaning staff on site	 24/7 card access	 Bike storage
 Common tenant amenity room	 End of trip facilities	 1 : 500 SF



# THE BUILDING

Commerce Court is proudly owned and managed by the award-winning Onni Group and, in recent years, has received extensive investment such as enhancing the exterior façade, renovating common areas including the elevator cabs, and bolstering the amenity offering within the complex. The office floors at 4180 & 4190 Lougheed feature very efficient column placement, maximizing available space and allowing for fully customizable office layouts.





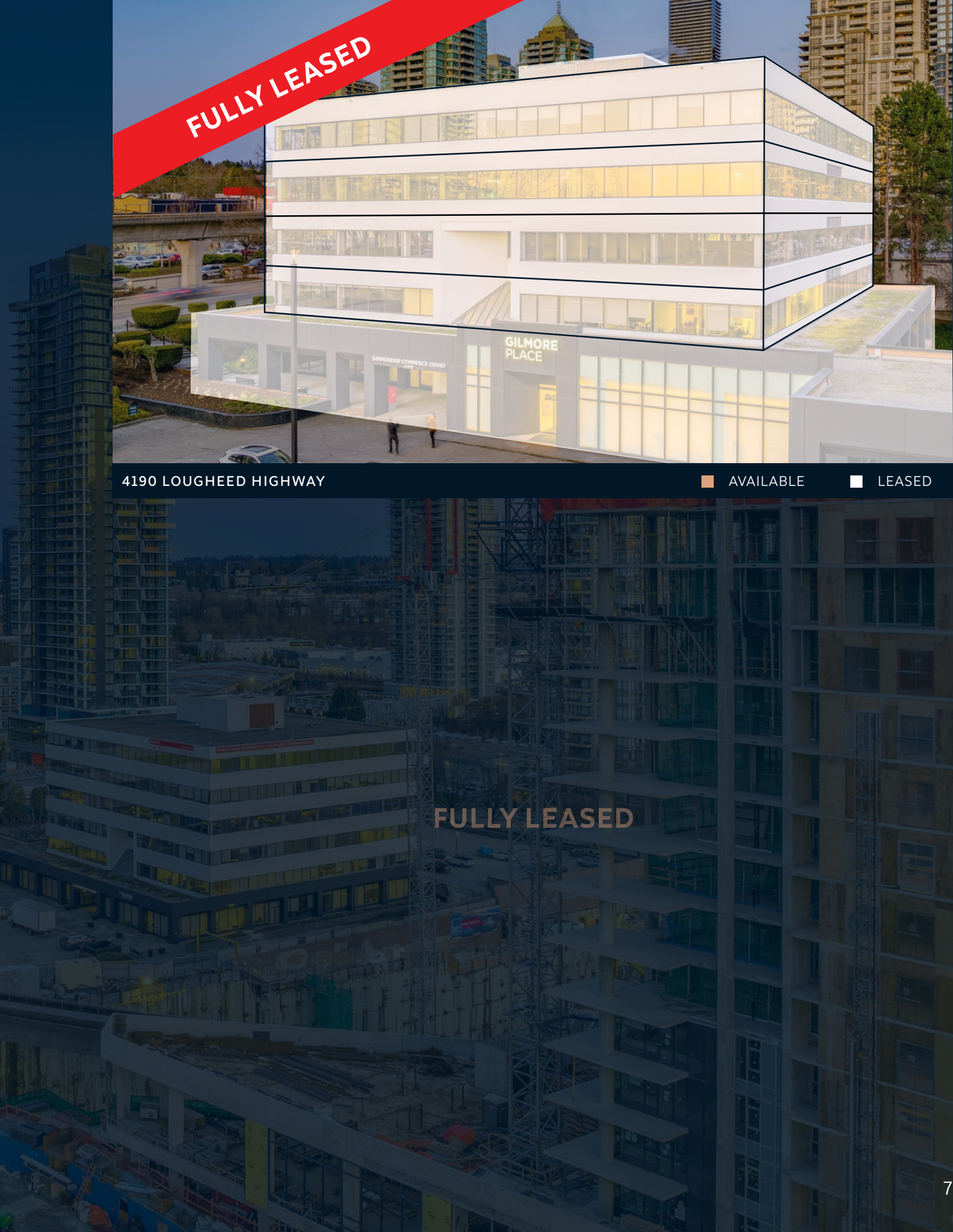


LEASING AVAILABILITIES

SUITE	SIZE	AVAILABILITY	COMMENTS
100	2,809 s.f.	Immediately	Recently improved.
102	2,612 s.f.	Immediately	Recently improved.
103	2,094 s.f.	Immediately	Recently improved.
400	8,000-16,166 s.f.	Immediately	Turn key condition. Demising options available.
501	1,906 s.f.	Contact listing agents	Turn key condition.

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2025): \$13.83 psf/pa







For more information contact:

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