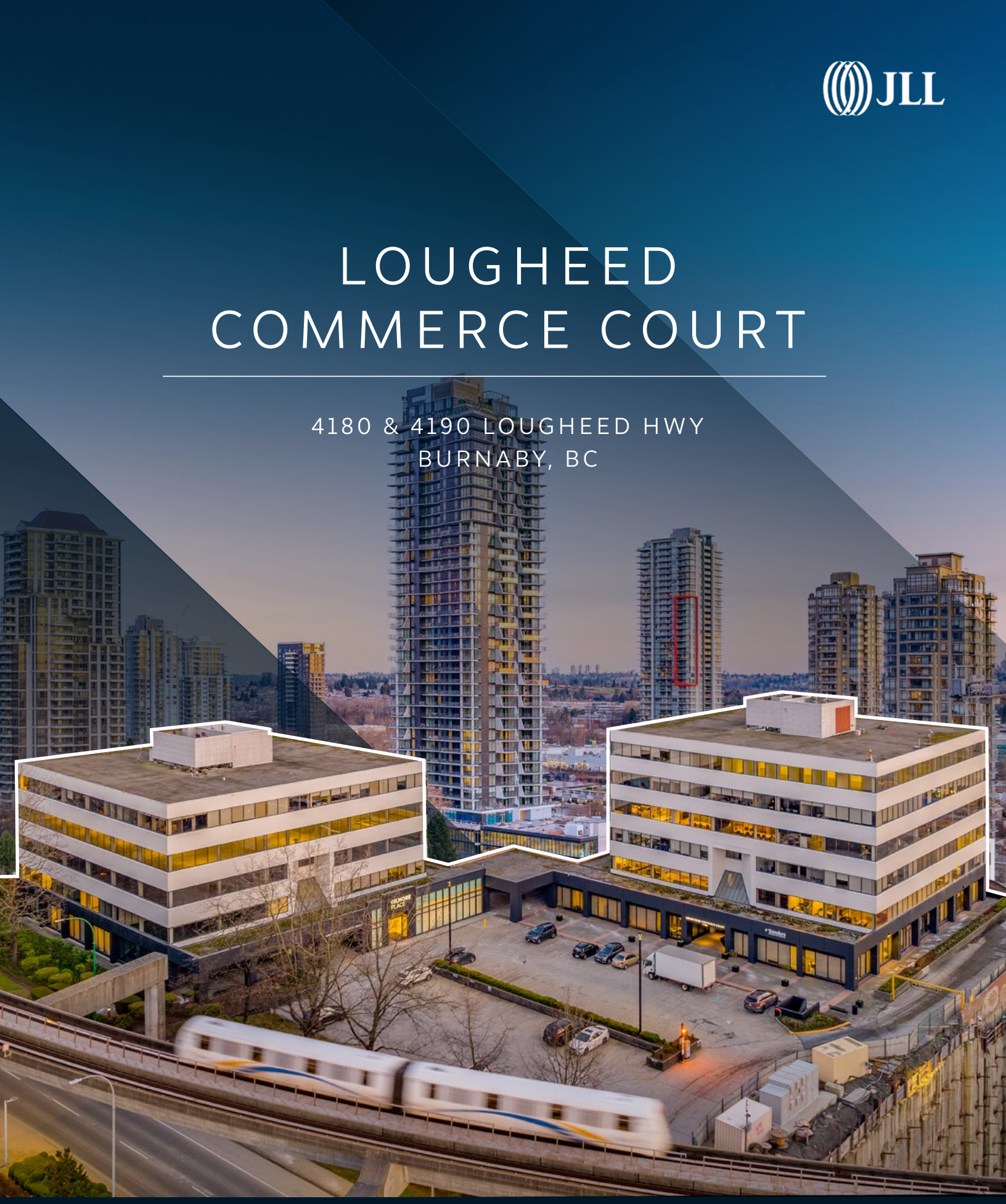
LOUGHEED COMMERCE COURT

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.









4180 LOUGHEED HIGHWAY

AVAILABLE LEASED

LEASING AVAILABILITIES

SUITE	SIZE	AVAILABILITY	COMMENTS
300	3,078	February 1, 2027	The suite includes a large boardroom, a kitchen, open plan work area, a storage/server room, 7 perimeter offices and 2 interior offices.
305	2,103	Immediately	Recently improved landlord show suite with 2 offices, a boardroom, a kitchen, and open plan work area.

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2026): $14.17 psf/pa



4190 LOUGHEED HIGHWAY

AVAILABLE LEASED

LEASING AVAILABILITIES

SUITE	SIZE	AVAILABILITY	COMMENTS
102	1,046 s.f.	August 1, 2026	The suite includes an office, a meeting room, a kitchen with a storage room, a reception, and open plan work area.

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2026): $14.86 psf/pa



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