

FOR LEASE

3707 / WAYBURN DRIVE & 3490 / GARDNER COURT

BURNABY, BC

±2,000 SF OF NEWLY RENOVATED, GROUND FLOOR OFFICE
WITH OPTIONAL 1,795 SF WAREHOUSE



FOR LEASE

PROPERTY FEATURES/

THE OPPORTUNITY

Opportunity to lease ground-floor office space at 3707 Wayburne Drive, conveniently located near BCIT and transit. This unit offers open space with plenty of natural light and accessible washrooms with shower/end of trip facilities in a newly-renovated building.

Tenants requiring additional warehouse space have the option to lease a separate warehouse in the neighboring building at 3490 Gardner Court, featuring one (1) dock loading door. The warehouse space is available in conjunction with the office premises only.

AVAILABLE AREA

Office	±2,000 SF
Warehouse*	1,795 SF

TOTAL ±3,795 SF

**Warehouse space is available in conjunction with the office premises only.*

PROPERTY HIGHLIGHTS

- 1 dock loading door
- Two (2) washrooms
- Ample amount of natural light
- Close to Transit and Skytrain
- 3 parking stalls

ZONING

M1 - Industrial

ADDITIONAL RENT

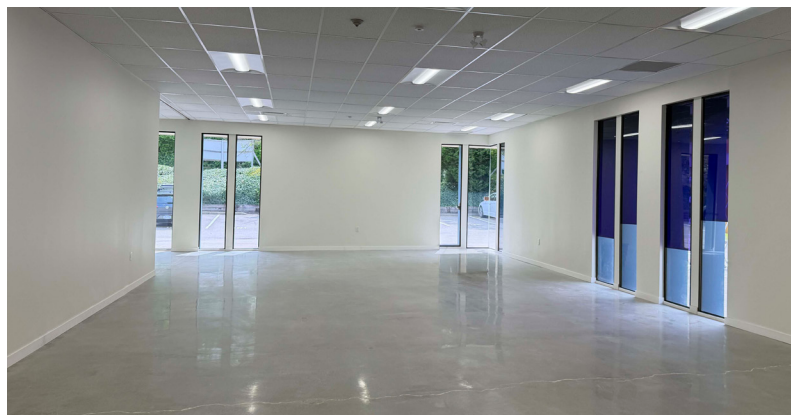
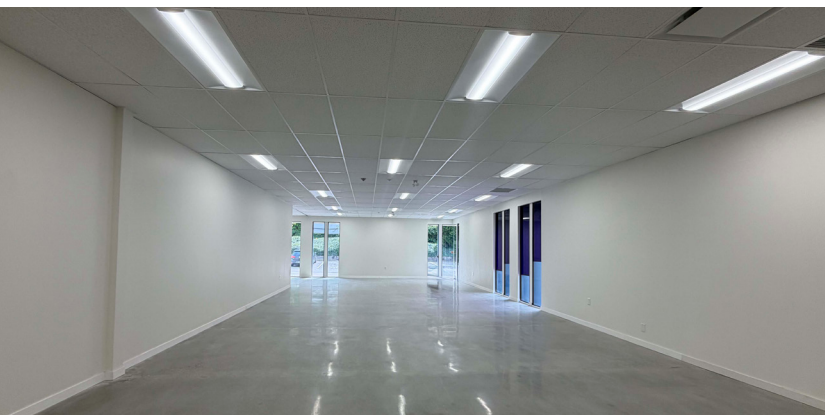
\$11.50 PSF, per annum (est. 2026)

ASKING NET LEASE RATE

Contact listing agents

AVAILABILITY

Office: Immediately
Warehouse: 60 days' notice



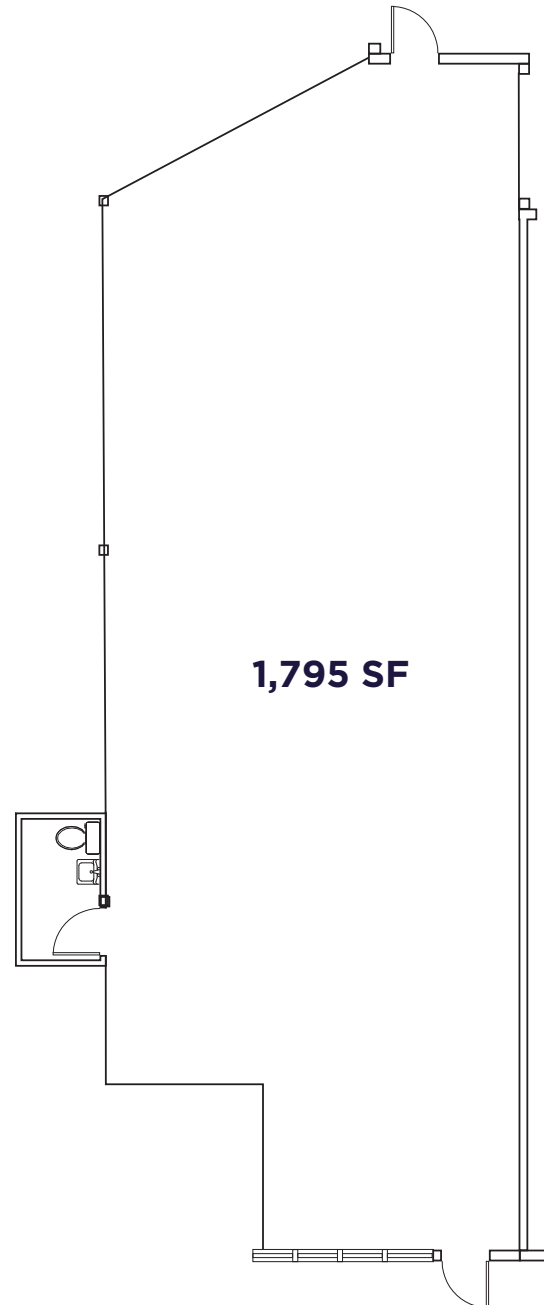
FOR LEASE

FLOOR PLANS

// 3707 Wayburne Drive Office Space



// 3490 Gardner Court Optional Warehouse Space



// TOTAL SIZE
±3,795 SF



TRANSIT SCORE
62



BIKE SCORE
72



WALK SCORE
65

DRIVE TIMES

Destination	Travel Time
Trans-Canada Highway	6 MINS
Royal Oak Station	9 MINS
Metrotown	8 MINS
Vancouver International Airport	30 MINS
Bus Stop	7 MINUTE WALK



LOCATION

Centrally located with quick access to the Gilmore and Brentwood Town Centre SkyTrain Stations, as well as the nearby Trans-Canada Highway.

For more information, contact:

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