

NEW - FOR LEASE

WINSTON HEIGHTS BUSINESS PARK

OFFICE /SHOWROOM/WHOLESALE/WAREHOUSE

3625 BRIGHTON AVENUE, BURNABY, BC



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NEW MODERN ENVIRONMENTALLY RESPONSIBLE

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FOR LEASE – WINSTON HEIGHTS BUSINESS PARK

3625 BRIGHTON AVENUE, BURNABY, BC
THE CENTRE OF METRO VANCOUVER



THE LOCATION

Winston Heights Business Park, primely located in North Burnaby, is an architecturally designed small bay Office/Showroom/Warehouse complex providing the utmost quality to meet the stringent requirements of todays successful Business.

THE OPPORTUNITY

Located in the center of Metro Vancouver in the heart of the rapidly expanding multi-purpose Residential, Commercial, Retail and Industrial districts of North Burnaby, **Winston Heights Business Park** enjoys quick and easy access to all major business points in the Lower Mainland via the Lougheed Highway, the Trans- Canada Highway and the Production Way Sky Train Station in Lake City.

THE PROJECT

WH Projects Development Team, in conjunction with **Interface Architecture**, has drawn on their combined 100 years of Real Estate experience to create this fantastic opportunity for successful companies to Lease their own place of business at an affordable Lease rate.

THE AMENITIES – *within 5 minutes of driving time either East or West via the Lougheed Highway*

RESTAURANTS

- Earls
- Cactus Club
- The Keg
- Starbucks
- Joeys
- Tables
- Japanese & Asian cuisine
- ... *plus more*

BANKS

- BMO
- RBC
- TD Canada Trust
- Scotia Bank
- CIBC
- VanCity
- Gulf & Fraser
- National bank

RETAIL

- Costco
- Whole Foods
- London Drugs
- Sporting Life
- Telus
- Rogers
- BC Liquor Store
- Save on Foods

RETAIL

- Walmart
- Home Depot
- Canadian Tire
- Medical clinics
- Dental clinics
- Cineplex
- Fitness gyms
- Yoga Studios

FOR LEASE – WINSTON HEIGHTS BUSINESS PARK

3625 BRIGHTON AVENUE, BURNABY, BC



PARKING – Including overhead loading door

- Building 1: Approximately seven (7) stalls per unit *or* c
- Building 2: Approximately four (4) stalls per unit *or* one (1) stall per 700 sq. ft.
- Building 3: Approximately four (4) stalls per unit *or* one (1) stall per 700 sq. ft.
- Building 4: Approximately three (3) stalls per unit *or* one (1) stall per 700 sq. ft.
- Building 5: Approximately three (3) stalls per unit *or* one (1) stall per 700 sq. ft.

FEATURES

- ✓ Nicely finished second floor offices with two private offices and open work areas
- ✓ Excellent LED Lighting
- ✓ T-Bar Ceiling and Carpeting
- ✓ Two fully finished washrooms
- ✓ Coffee bar and sink
- ✓ 10' to 21' ceiling heights in warehouse area
- ✓ 100 amp, 120/208 volt, 3 phase electrical service. Building 1 has 200 amp
- ✓ One grade level loading per bay
- ✓ Insulated exterior concrete walls
- ✓ HVAC available as an upgrade

ZONING

M2 - Office/Wholesale/Warehouse

LEASE RATES

See attached Pricing Sheet

OPERATING COSTS & PROPERTY TAXES

\$9.00* per sq. ft.

**Including Management Fee/Excluding Heat & Light*

SITE PLAN

UNIT SQ. FT. & LEASE RATES - SEE ATTACHED PRICING SHEET

BUILDING 500 BUILDING 400 BUILDING 300 BUILDING 200 BUILDING 100

WINSTON STREET

BRIGHTON AVENUE



PRICING SHEET – BASIC RENT WINSTON HEIGHTS BUSINESS PARK

3625 Brighton Avenue, Burnaby, BC

Building 100 - Available December 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER SQ. FT.*	LEASE RATE PER MONTH
110**	3,047	1,330	4,377	LEASED	LEASED
120**	3,785	1,718	5,503	LEASED	LEASED

Building 200- Available December 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER SQ. FT.*	LEASE RATE PER MONTH
210**	2,476	1,097	3,573	\$25.00	\$7,443.75
220	1,738	861	2,599	\$24.00	\$5,198.00
230	1,738	861	2,599	\$24.00	\$5,198.00
240	1,724	848	2,572	\$24.00	\$5,144.00
250	1,724	848	2,572	\$24.00	\$5,144.00
260	1,738	861	2,599	\$24.00	\$5,198.00
270	1,738	861	2,599	\$24.00	\$5,198.00

Building 300- Available October 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER SQ. FT.*	LEASE RATE PER MONTH
310**	2,949	1,320	4,269	\$25.00	\$8,893.75
315	1,906	861	2,767	\$24.00	\$5,534.00
320	1,891	848	2,739	\$24.00	\$5,478.00
325	1,891	848	2,739	\$24.00	\$5,478.00
330	1,906	861	2,767	\$24.00	\$5,534.00
335	1,906	861	2,767	\$24.00	\$5,534.00
340	1,891	848	2,739	\$24.00	\$5,478.00
345	1,891	848	2,739	\$24.00	\$5,478.00
350	1,906	861	2,767	\$24.00	\$5,534.00
355	1,906	861	2,767	\$24.00	\$5,534.00

***Excluding Operating Costs & Property Taxes**

****Includes air-conditioned office area**

Building 400 – Available October 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER SQ. FT.*	LEASE RATE PER MONTH
410**	1,664	912	2,576	\$25.00	\$5,366.67
415	1,377	742	2,119	\$24.00	\$4,238.00
420	1,377	742	2,119	\$24.00	\$4,238.00
425	1,377	742	2,119	\$24.00	\$4,238.00
430	1,377	742	2,119	\$24.00	\$4,238.00
435	1,377	742	2,119	\$24.00	\$4,238.00
440	1,377	742	2,119	\$24.00	\$4,238.00
445	1,377	742	2,119	\$24.00	\$4,238.00
450	1,377	742	2,119	\$24.00	\$4,238.00
455	1,377	742	2,119	\$24.00	\$4,238.00
460	1,431	771	2,202	\$24.00	\$4,404.00

Building 500 – Available October 2025

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER SQ. FT.*	LEASE RATE PER MONTH
510**	1,577	690	2,267	\$25.00	\$4,722.92
515	1,376	742	2,118	\$24.00	\$4,236.00
520	1,376	742	2,118	\$24.00	\$4,236.00
525	1,376	742	2,118	\$24.00	\$4,236.00
530	1,376	742	2,118	\$24.00	\$4,236.00
535	1,376	742	2,118	\$24.00	\$4,236.00
540	1,376	742	2,118	\$24.00	\$4,236.00
545	1,376	742	2,118	\$24.00	\$4,236.00
550	1,376	742	2,118	\$24.00	\$4,236.00
555	1,376	742	2,118	\$24.00	\$4,236.00
560	1,376	742	2,118	\$24.00	\$4,236.00
565	1,430	771	2,201	\$24.00	\$4,402.00

***Excluding Operating Costs & Property Taxes**

****Includes air-conditioned office area**