



## NEW - FOR LEASE

Office • Showroom • Wholesale • Warehouse  
3625 BRIGHTON AVENUE, BURNABY, BC



NEW

MODERN

ENVIRONMENTALLY FRIENDLY & RESPONSIBLE



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# FOR LEASE – HUSTLE HUB

3625 BRIGHTON AVENUE, BURNABY, BC - The Centre of Metro Vancouver



## THE LOCATION

**Hustle Hub**, 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 today's 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, **Hustle Hub** 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:

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

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

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

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

# FOR LEASE – HUSTLE HUB

## 3625 BRIGHTON AVENUE, BURNABY, BC



### PARKING *including overhead loading door*

- Building 1: Approximately seven (7) stalls per unit
- 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.

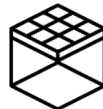
### FEATURES



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



100 amp, 120/208 volt, 3 phase electrical service.  
Building 1 has 200 amp



10' to 21' ceiling heights in warehouse area



One grade level loading door 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

\$8.20\* per sq. ft. plus GST

\*Including Management Fee/5Gbps internet connection with private suite-wide WiFi – see attached *HustleNet* Sheet / Excluding Heat & Light

# SITE PLAN - HUSTLE HUB

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



# PRICING SHEET – BASIC RENT

## HUSTLE HUB

3625 BRIGHTON AVENUE, BURNABY, BC

### Building 100 Fully Leased

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

### Building 200 Fully Leased

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

### Building 300 Available Immediately

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ. FT.	LEASE RATE PER SQ. FT.*	LEASE RATE PER MONTH
<del>310**</del>	<del>2,949</del>	<del>1,320</del>	<del>4,269</del>	<i>LEASED</i>	<i>LEASED</i>
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	<i>Under Contract</i>
330	1,906	861	2,767	\$24.00	<i>Under Contract</i>
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
<del>350</del>	<del>1,906</del>	<del>861</del>	<del>2,767</del>	<i>LEASED</i>	<i>LEASED</i>
<del>355</del>	<del>1,906</del>	<del>861</del>	<del>2,767</del>	<i>LEASED</i>	<i>LEASED</i>

\*Excluding Operating Costs & Property Taxes

\*\*Includes air-conditioned office area

### Building 400 Available Immediately

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ. FT.	LEASE RATE PER SQ. FT.*	LEASE RATE PER MONTH
<del>410**</del>	<del>1,664</del>	<del>912</del>	<del>2,576</del>	<i>LEASED</i>	<i>LEASED</i>
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
<del>435</del>	<del>1,377</del>	<del>742</del>	<del>2,119</del>	<i>LEASED</i>	<i>LEASED</i>
440	1,377	742	2,119	\$24.00	\$4,238.00
445	1,377	742	2,119	\$24.00	\$4,238.00
<del>450</del>	<del>1,377</del>	<del>742</del>	<del>2,119</del>	<i>LEASED</i>	<i>LEASED</i>
<del>455</del>	<del>1,377</del>	<del>742</del>	<del>2,119</del>	<i>LEASED</i>	<i>LEASED</i>
<del>460</del>	<del>1,431</del>	<del>771</del>	<del>2,202</del>	<i>LEASED</i>	<i>LEASED</i>

### Building 500 Available Immediately

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ. FT.	LEASE RATE PER SQ. FT.*	LEASE RATE PER MONTH
<del>510**</del>	<del>1,577</del>	<del>690</del>	<del>2,267</del>	<i>LEASED</i>	<i>LEASED</i>
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
<del>565</del>	<del>1,430</del>	<del>771</del>	<del>2,201</del>	<i>LEASED</i>	<i>LEASED</i>

\*Excluding Operating Costs & Property Taxes

\*\*Includes air-conditioned office area

# HustleNet

Hustle Hub Works Ltd., the Landlord, provides all our tenants with a dedicated, super-fast 5 Gigabit internet service called **HustleNet**. It's built for maximum speed, reliability, and to make sure you can get straight to work the moment you move in.

## Why HustleNet?

- **Included & Simple:** The service is part of your building costs—just \$165 per month per unit plus tax. No dealing with separate bills or setup appointments.
- **Ready When You Are:** Each suite is pre-wired with 5 open ports at the demarcation point, a ceiling mounted Access Point, and a Cat6 connection in the mezzanine.
- **Blazing Fast:** You get a 5 Gigabit symmetrical connection (that's 5,000 Megabits per second, both upload and download). This is an enterprise-grade Dedicated Internet Access (DIA) connection from Telus, infinitely faster and more reliable than standard small business internet products such as PureFibre.
- **Always On:** If the main fibre connection ever goes down, a Starlink Business satellite backup automatically takes over, keeping your business connected without interruption.
- **Private & Secure:** You get your own secure, private WiFi network (SSID) and Virtual Local Area Network (VLAN) just for your suite.

## Plug and Play Setup

We've done the complicated wiring and setup for you. The goal is simple: reliable connectivity from day one.

- **Demarcation Point:** Inside your suite, under the main electrical panel, you'll find a small enclosure which holds an 8 port network switch, of which 5 ports may be used to connect your network infrastructure.
- **Fast Ports:** This switch features 2.5 Gigabit Power Over Ethernet+ ports. To maximize throughput, we recommend building your internal network with 2.5GbE switches and Cat6 cabling.
- **Mezzanine pre-wire:** For your convenience, a Cat 6 cable has been pre-run from the demarcation point to the mezzanine, saving you time and money. A 30" whip with a Female connector is ready to be deployed wherever you want upstairs in the drop ceiling.
- **WiFi Access Point:** A top-of-the-line WiFi 6 Access Point is already installed in the ceiling behind the mezzanine, providing fast, strong coverage across your space with your own SSID.
- **Guest Network:** A campus-wide guest WiFi network is available across the entire property. The guest network does not have access to your private network resources.

## Need More?

While **HustleNet** is designed to be your primary, high-performance connection, you have options:

- Need a dedicated external Static IP? This is available for an additional \$75 per month plus a \$500 one-time installation & configuration cost to pull a new connection to your suite. Note: This advanced feature is an unmanaged bridged DIA port which runs parallel to **HustleNet** and is not available with automatic failover.
- Need more speed or a second provider? You are welcome to add your own separate Internet Service Provider (ISP). **HustleNet** will continue to run as the building's essential network.
- Need more WiFi coverage? If your space has many obstructions, you can purchase extra WiFi Access Points from our support team, WiFiPlex, for \$300 each. They come pre-programmed for your network—just plug them in and all your credentials will work.

## Support & Reliability

- Unmatched Reliability: In the unlikely event of a Telus DIA network failure, the **HustleNet** routers will automatically failover to a Starlink Performance antenna with a Priority plan. We also keep spare routers, switches and WiFi access points on-site for immediate replacement, far exceeding standard service levels by other carriers.
- Dedicated Support: Network support is provided by WiFiPlex, a Canadian company that manages network infrastructure for tens of thousands of units. They are available by phone with Canadian agents to diagnose issues and help with configuration.

## For Tenants with Multiple Suites

If you rent more than one suite, we offer discounted rates and connect all your spaces to a single, unified network. Tenants with more than one unit are charged at the full rate for the first unit, 50% for each subsequent unit. By way of example, a tenant occupying 2 suites will be charged \$247.50 monthly plus applicable taxes, and 3 suites would cost \$330.

Each suite will have its own Access Point and demarcation switch, however all your units will share a single private WiFi network (SSID) and VLAN private wired network, making it seamless to move between your spaces.

## The Final Words

**HustleNet** is the foundational digital infrastructure for the entire campus, functioning alongside shared systems like fire monitoring, gate access, CCTV and lighting to support seamless day-to-day operations. It establishes a reliable, ready-to-use connectivity layer for every tenant, eliminating delays in installation, service interruptions, and disparities in setups across different suites. While tenants have the flexibility to procure their own Internet Service Provider (ISP) for extra bandwidth, redundancy or specific compliance needs, **HustleNet** serves as the essential baseline network that ensures the property remains unified, dependable, and fully operational immediately upon occupancy.

Questions? Contact Jamie Tiampo at (604) 800-6888/ [jamie@raincityrents.com](mailto:jamie@raincityrents.com)



## HEALTHY AND ECO-FRIENDLY

3625 BRIGHTON AVENUE, BURNABY, BC

The office spaces at **Hustle Hub** provide a modern, healthy, and sustainable work environment. We have thoughtfully selected materials that minimize environmental impact and promote superior indoor air quality. The flooring includes **LEED-certified** and **Green Label Plus** carpeting, and tile that is **Green Label Plus** and **Green Guard Gold certified**. All interior walls are painted with **LEED-compliant** and **Environment Canada VOC-compliant** paints. These choices demonstrate commitment to both sustainability and the well-being of the occupants.

What these certifications mean:

- **LEED (Leadership in Energy and Environmental Design):** A globally recognized certification system that verifies a building's or product's adherence to sustainable design, construction, and operation practices.
- **Green Label Plus:** A certification from the Carpet and Rug Institute (CRI) that sets strict standards for low-VOC (volatile organic compound) emissions in carpets, adhesives, and cushions.
- **Green Guard Gold:** A more stringent certification than the standard Green Guard, it certifies that products are low-emitting and safe for use in sensitive environments like schools and healthcare facilities.
- **Environment Canada VOC Compliant:** This indicates that the paints meet Canada's national regulations for low volatile organic compound content, reducing harmful off-gassing.

### Choice Office Colors

