



NEW - FOR LEASE

Office • Showroom • Wholesale • Warehouse

3625 BRIGHTON AVENUE, BURNABY, BC



NEW

MODERN

ENVIRONMENTALLY FRIENDLY & RESPONSIBLE



For further information, please contact:

STEVE HALL

+1(604) 718-7317

STEVE@DAVIESHALL.CA

BRADEN HALL

+1(604) 718-7302

BRADEN@DAVIESHALL.CA

PETER HALL PREC*

*Personal Real Estate Corporation

+1(604) 718-7303

PETER@DAVIESHALL.CA



FOR LEASE – HUSTLE HUB

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



THE LOCATION

Hustle Hub, primarily 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
110**	3,047	1,330	4,377	<i>LEASED</i>	<i>LEASED</i>
120**	3,785	1,718	5,503	<i>LEASED</i>	<i>LEASED</i>

Building 200 *Available Immediately*

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	<i>LEASED</i>	<i>LEASED</i>
220	1,738	861	2,599	<i>LEASED</i>	<i>LEASED</i>
230	1,738	861	2,599	<i>LEASED</i>	<i>LEASED</i>
240**	1,724	848	2,572	\$25.00	\$5,358.33
250	1,724	848	2,572	<i>LEASED</i>	<i>LEASED</i>
260	1,738	861	2,599	<i>LEASED</i>	<i>LEASED</i>
270	1,738	861	2,599	<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
310**	2,949	1,320	4,269	<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	<i>LEASED</i>	<i>LEASED</i>
330	1,906	861	2,767	<i>LEASED</i>	<i>LEASED</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
350	1,906	861	2,767	<i>LEASED</i>	<i>LEASED</i>
355	1,906	861	2,767	<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
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	<i>LEASED</i>	<i>LEASED</i>
440	1,377	742	2,119	<i>LEASED</i>	<i>LEASED</i>
445	1,377	742	2,119	<i>Under Contract</i>	<i>Under Contract</i>
450	1,377	742	2,119	<i>LEASED</i>	<i>LEASED</i>
455	1,377	742	2,119	<i>LEASED</i>	<i>LEASED</i>
460	1,431	771	2,202	<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
510**	1,577	690	2,267	<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
565	1,430	771	2,201	<i>LEASED</i>	<i>LEASED</i>

***Excluding Operating Costs & Property Taxes**

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

HustleNet

Welcome to HustleHub!

HustleHub Works Ltd. 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?

- **To Serve our Tenants:** The Hustle Hub Management Team has built a super-fast, reliable internet connection to all units.
- **Ready When You Are:** Each suite is pre-wired with 5 open ports at the demarcation point, a ceiling mounted WiFi Access Point which covers the entire suite, and a Cat6 connection in the mezzanine for any wired office devices.
- **Blazing Fast:** You get access to a data-centre grade 5 Gigabit symmetrical Dedicated Internet Access (DIA) connection*, way faster and more reliable than standard small business internet products such as PureFibre.
- **Always On:** In the rare event the main fibre connection ever goes down, a Starlink Business Performance satellite backup automatically takes over, keeping your business connected without interruption, something no other carrier can offer.
- **Private & Secure:** You get your own secure, private WiFi network (SSID) and Virtual Local Area Network (VLAN) just for your suite. Dedicated public Static IPs are available at additional cost.

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:** The suite switch features 2.5 Gigabit Power Over Ethernet (POE+) ports. To maximize throughput, we recommend building your internal network with minimum 2.5GbE switches and Cat6 cabling. Our core network switching backbone is built on 10 Gigabit Fibre; 10GbE can be extended to the suite at additional cost if you have at least 5GbE infrastructure.
- **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 foot coil with a Female connector is in the drop ceiling, ready to be deployed wherever you want upstairs.
- **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.

*Network performance will vary depending on the speed of your core network switching equipment, network interface cards and WiFi version.

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 separate 5 GbE dedicated connection to your suite. This configuration is ideal if you host on-premises servers or want to perform your own routing. *Note: This advanced feature is an unmanaged bridged DIA port which runs parallel to **HustleNet** and is not available with automatic failover. You may use **HustleNet's** Starlink as a failover from your router, but it will be DHCP and CGNAT due to their topology.*
- **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 tenant improvements have 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 an onsite network failure, the **HustleNet** routers will automatically failover to a Starlink Performance antenna with a Priority plan. We also keep cold 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 bilingual Canadian agents to diagnose issues and help with configuration.

Tenant Fees

One (1) units operating fee is \$165.00 per month, plus tax. If you rent more than one unit, 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, and 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 monthly plus applicable taxes.

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 installation delays, 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

Photo: [Omada EAP 670 WiFi 6 Enterprise Access Point](#) in warehouse ceiling behind mezzanine



Photo: Demarcation Point with [Omada SG2210XMP-M2 2.5GbE POE+ 8 port switch](#) at Main Panel



Photo: Central rack showing intra-building fibre distribution, dual redundant routing, building switch, dual redundant power supplies and future CCTV switching





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

