NEW - FOR LEASE

MCCONNELL CENTRE

Office | Showroom | Wholesale | Warehouse

4023 & 4033 MCCONNELL COURT, BURNABY, BC



DAVIES HALL Group
RE/MAX CREST REALTY



STRATEGIC ***SUSTAINABLE*** ***SOPHISTICATED***

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THE HEART OF METRO VANCOUVER



THE LOCATION

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, ***MCCONNELL CENTRE*** enjoys quick and easy access to all major business points in the Lower Mainland via the Winston Slip, the Lougheed Highway and the Trans-Canada Highway.

THE OPPORTUNITY

MCCONNELL CENTRE is a newly developed, architecturally designed small-bay office, showroom, wholesale and warehouse complex in North Burnaby. Built for modern businesses, the project delivers high-quality, flexible space suited for a wide range of commercial uses. Position your business in one of Metro Vancouver's most central and accessible locations. ***MCCONNELL CENTRE*** offers efficient unit layouts, modern construction, and excellent connectivity to key business hubs across the Lower Mainland.

THE PROJECT

Vinson Holdings Development Team, in conjunction with ***ARC Projects Ltd.***, has created this fantastic opportunity for successful companies to lease their own place of business at an affordable lease rate.

THE AMENITIES – *within 10 minutes of driving time either East or West of Lougheed Highway*

RESTAURANTS	**BANKS**	**RETAIL**	**RETAIL**
- Earls	- BMO	- Costco	- Walmart
- Cactus Club	- RBC	- Whole Foods	- Home Depot
- The Keg	- TD Canada Trust	- London Drugs	- Canadian Tire
- Starbucks	- Scotia Bank	- Sporting Life	- Medical clinics
- Joeys	- CIBC	- Telus	- Dental clinics
- Tables	- VanCity	- Rogers	- Cineplex
- Japanese & Asian cuisine	- Gulf & Fraser	- BC Liquor Store	- Fitness gyms
… plus more	-National bank	- Save on Foods	- Yoga Studios

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PARKING – *Includes overhead loading door*

See attached Pricing Sheet for parking

FEATURES

- Nicely finished fully air-conditioned second floor space with two private offices and open work areas
- Excellent LED lighting
- T-Bar ceiling and carpeting
- Two fully finished washrooms
- Coffee bar and sink
- 11’ to 26’ ceiling heights in warehouse area
- 100 amp, 240 volt, 3 phase electrical service
- 2 hour fire rated walls
- One (1) grade level loading door for each warehouse bay
- Insulated exterior concrete walls
- Concrete slab with design live load of 300 lbs. per sq. ft.
- Internet with options of services provided by either Rogers or Telus
- Conduits available for telephone wire / data cable

ZONING

I1 – Industrial District

LEASE RATES

See attached Pricing Sheet

OPERATING COSTS & PROPERTY TAXES

$8.50* per sq. ft.

**Including Management Fee/Excluding Heat & Light*

SITE PLAN

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



PRICING SHEET – BASIC RENT

4023 & 4033 MCCONNELL COURT, BURNABY, BC

4023 McConnell Court – Available December 2026

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ. FT.*	LEASE RATE PER SQ. FT.**	LEASE RATE PER MONTH**	PARKING STALLS***
100	-	1,486.16	**1,486.16**	**$24.00**	**$2,972.32**	**3**
101	1,041.78	-	**1,041.78**	**$24.00**	**$2,083.56**	**1**
102	1,843.36	956.94	**2,800.30**	**$24.00**	**$5,600.60**	**3**
103	1,782.00	895.58	**2,677.58**	**$24.00**	**$5,355.16**	**3**
104	1,782.00	895.58	**2,677.58**	**$24.00**	**$5,355.16**	**3**
105	1,500.00	834.17	**2,334.17**	**$24.00**	**$4,668.34**	**3**
106	1,332.61	691.05	**2,023.66**	**$24.00**	**$4,047.32**	**3**
107	1,477.39	720.70	**2,198.09**	**$24.00**	**$4,396.18**	**2**
108	1,342.00	697.58	**2,039.58**	**$24.00**	**$4,079.16**	**2**
109	1,342.00	697.58	**2,039.58**	**$24.00**	**$4,079.16**	**2**
110	1,342.00	697.58	**2,039.58**	**$24.00**	**$4,079.16**	**2**
111	1,270.84	660.59	**1,931.43**	**$24.00**	**$3,862.86**	**2**

4033 McConnell Court – Available December 2026

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ. FT.*	LEASE RATE PER SQ. FT.**	LEASE RATE PER MONTH**	PARKING STALLS***
201	1,020.69	1,200.00	**2,220.69**	**$23.00**	**$4,256.32**	**3**
202	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
203	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
204	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
205	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
206	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
207	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
208	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
209	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
210	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**
211	1,200.00	680.00	**1,880.00**	**$23.00**	**$3,603.33**	**2**

**** Sq. ft. is estimated / ** Not including Operating Costs & Property Taxes / *** Parking includes loading area***