SITINGS



MODERN OFFICE SPACE FOR SUBLEASE

#230 - 4321 STILL CREEK DRIVE, BURNABY, BC

WILLINGDON PARK

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

NICK FISHER
Personal Real Estate Corporation
604.628.2581
nick@sitings.ca

BRANDON SIBAL
Personal Real Estate Corporation
604.628.2582
brandon@sitings.ca

PROJECT SUMMARY

One of the premier suburban office parks in Metro Vancouver, Willingdon Park is comprised of 9 buildings totaling almost 1 million square feet of class A office space. The Park is strategically located at the Willingdon Interchange on Highway 1 while also being in close proximity to the Millennium Line.

Willingdon Park amenities include 3 restaurants, 4 fitness facilities, a half-court basketball court, a 1-mile running path, and convenient shuttle service to SkyTrain and all the amenities at The Amazing Brentwood.



BUILDING FEATURES

Class A Building with premium finishings

Two private balconies

Nearby amenities within Willingdon Park

On-site parking for tenants and visitors

4 fitness facilities and half-court basketball court on site

Shuttle service connecting Willindon park to the Skytrain and Brentwood Mall

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

AERIAL



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

DETAILS

- Rentable Area: 9,803 SF
- Base Rent: Contact Listing Agents
- Additional Rent: Contact Listing Agents
- Available: Immediately
- Expiry: March 30, 2029
- Furniture Included

DEMOGRAPHICS

DRIVE TIME	5 MIN	10 MIN	12 MIN
2025 Population	36,177	283,113	429,000
2030 Populations Projection	37,770	295,123	445,593
2025 Daytime Population	66,110	283,909	408,970
2025 Average HH Income	$127,148	$127,094	$127,452

AREA AMENITIES

THE AMAZING BRENTWOOD A SHAPE CENTRE

THE KEG

COSTCO WHOLESALE

PRADO CAFE

CONTACT

NICK FISHER
Personal Real Estate Corporation
Sitings Realty Ltd

604.628.2581
nick@sitings.ca

BRANDON SIBAL
Personal Real Estate Corporation
Sitings Realty Ltd

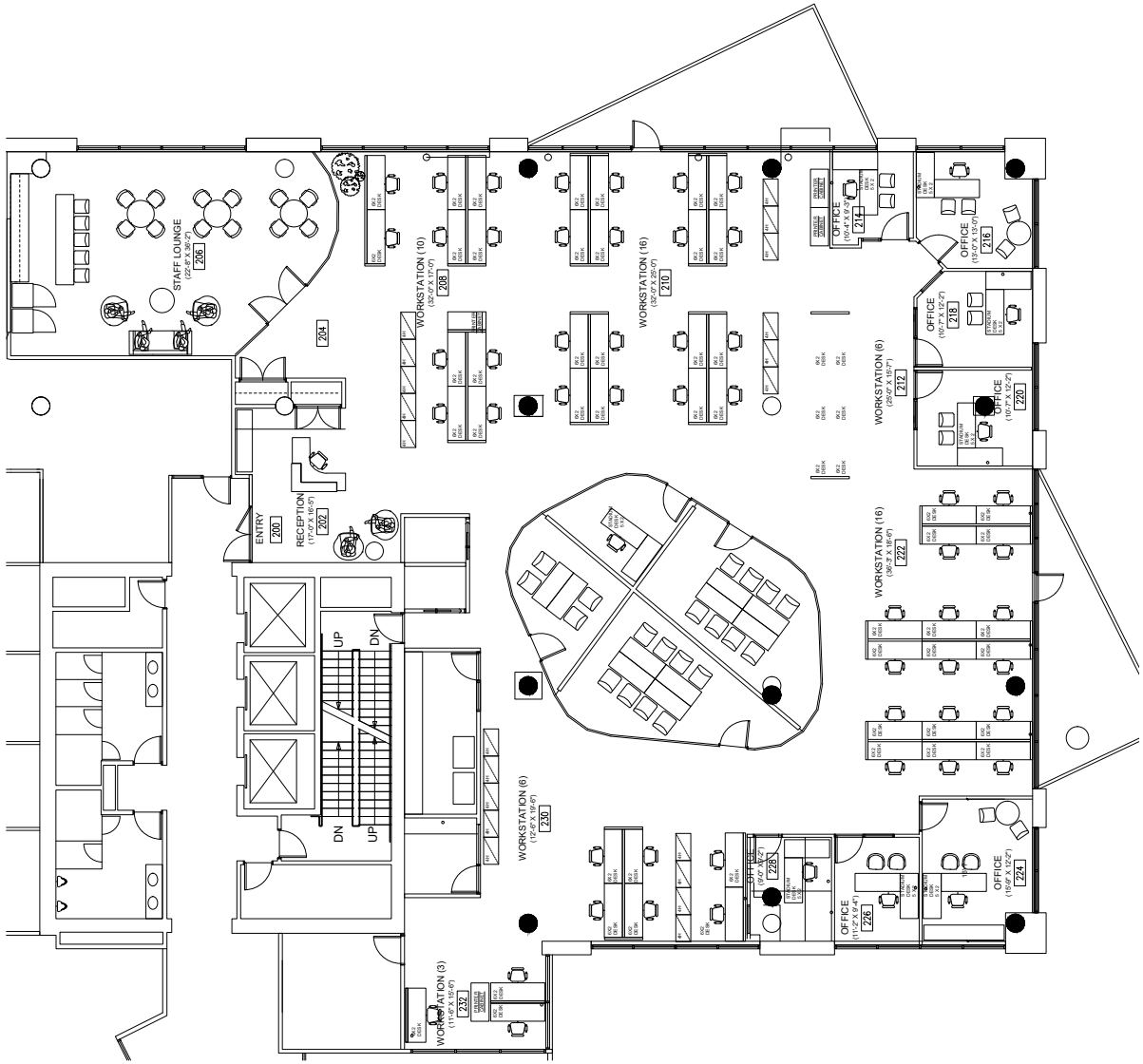
604.628.2582
brandon@sitings.ca

This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

FLOOR PLAN

Improvements Include:

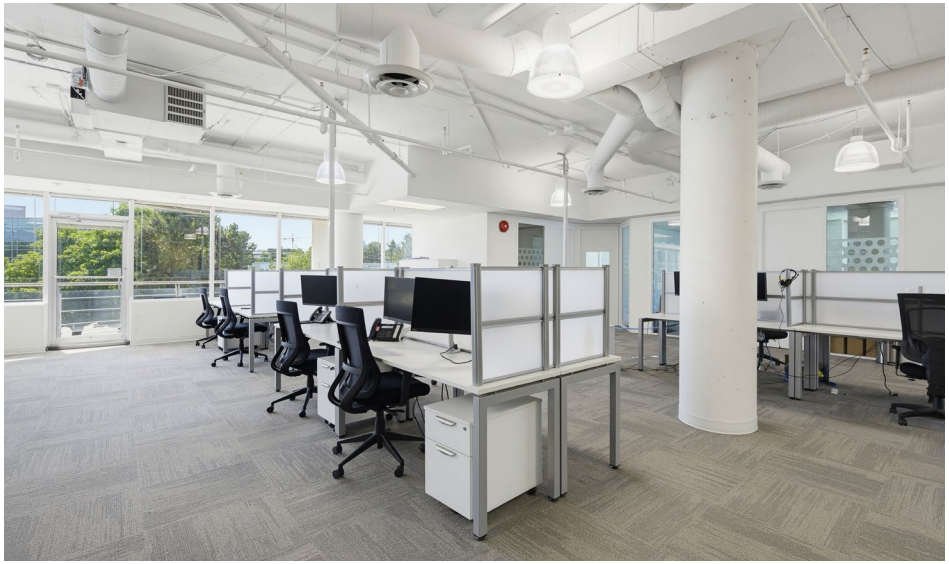
- 7 perimeter offices
- 2 corner offices
- 57 workstations
- 4 boardrooms
- Staff lounge
- Reception
- Copy/storage



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

PHOTOS - INTERIOR









This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

PHOTOS - BALCONIES & EXTERIOR









This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.