



# COMMERCE @ CITI

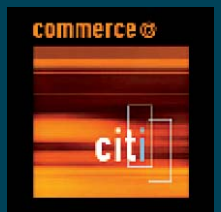
4445 LOUGHEED HIGHWAY  
BURNABY, BC

OFFICE AND RETAIL SPACE  
**FOR LEASE**

[www.commerceatciti.com](http://www.commerceatciti.com)



Intelligent  
Real Estate Solutions



## OPPORTUNITY

Commerce @ Citi represents an opportunity for tenants to lease quality of-office space in this Class A twelve (12) storey office tower comprising 109,000 square feet. Also, there is 23,000 square feet of high profile retail premises offering high ceilings and excellent exposure to Lougheed Highway.

## LOCATION

Commerce @ Citi is situated at the northeast corner of Lougheed Highway and Rosser Avenue, only one-half block west of Brentwood Town Centre and Brentwood Skytrain Station at one of Burnaby's major intersections being Willingdon Avenue and Lougheed Highway.

## THE BUILDING

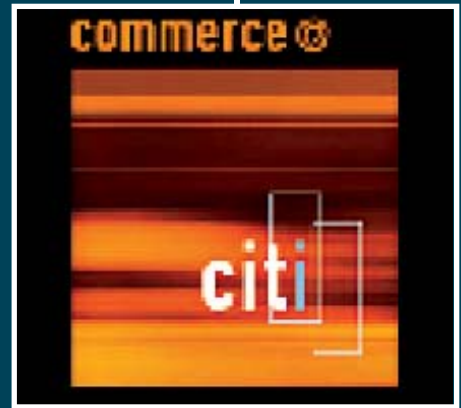
The building features eleven (11) office floors plus ground floor retail and underground parking. The typical floor plate is approximately 11,000 square feet but also includes smaller 7,000 square foot plates at the top of the building.

## BUILDING FEATURES & SURROUNDING AREA

- Panoramic Views in all directions
- Accessible decks on most office floors
- High performance HVAC system
- Retail amenities in building
- Generous parking ratio for employees and visitors
- Card access security to all entry points
- Bicycle storage, showers, change rooms and lockers on P2
- State of the art HVAC building systems
- Major food anchor (Save-On-Foods) at adjacent Madison Centre
- Located one half block from Brentwood Shopping Centre
- Only steps from Brentwood SkyTrain Station
- Close proximity to several major restaurants
- Energy efficient, environmental design

## OWNERSHIP & MANAGEMENT

The property is owned and developed by Appia Development Limited and professionally managed by Bosa Development Property Management. BDPM has on site offices in the adjacent Madison Centre.



Metro Vancouver map



Building rendering

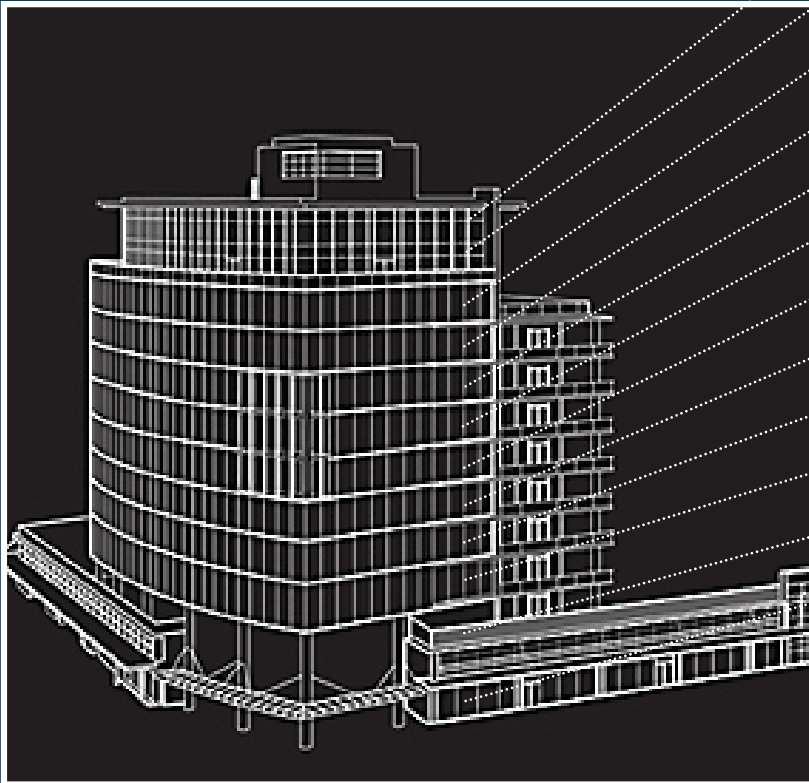


Brentwood SkyTrain Station



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BURNABY, BC



Building stacking plan

|              |                |                                       |
|--------------|----------------|---------------------------------------|
| Level 12     | 7,000          | TOTAL 109,000 SQ. FT. OF OFFICE SPACE |
| Level 11     | 7,000          |                                       |
| Level 10     | 9,100          |                                       |
| Level 9      | 11,000         |                                       |
| Level 8      | 11,000         |                                       |
| Level 7      | 11,000         |                                       |
| Level 6      | 11,000         |                                       |
| Level 5      | 11,000         |                                       |
| Level 4      | 11,000         |                                       |
| Level 3      | 11,000         |                                       |
| Level 2      | 8,900          |                                       |
| Retail       | 23,000         |                                       |
| <b>Total</b> | <b>132,000</b> |                                       |

\*All areas subject to final measurement

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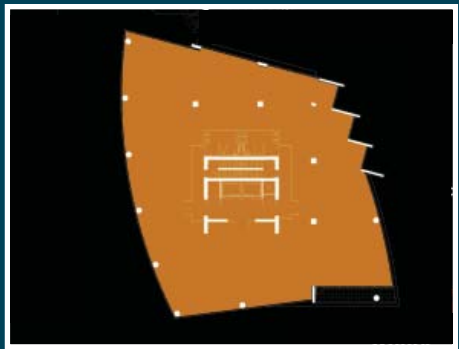
Michael Brodie

Sam Fogell

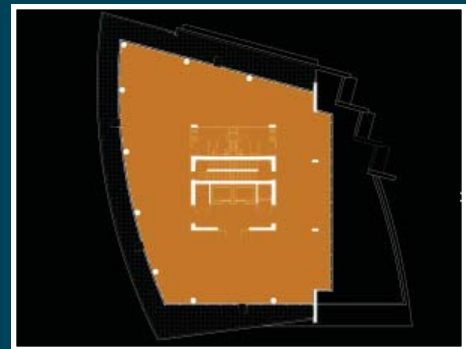
Matt Saunders



Retail Level



3<sup>rd</sup> to 9<sup>th</sup> Floor



11<sup>th</sup> & 12<sup>th</sup> Floor



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