

AMEC BUILDING

4445 LOUGHEED HIGHWAY
BURNABY, BC



partnership.
performance.

HIGH EXPOSURE RETAIL SPACE FOR LEASE

This is a great opportunity to be amongst one of Burnaby's most prominent neighbourhoods. Adjacent tenants include Brown's Social House, HSBC, Suntopia, Edible Arrangements, Starbucks, Fatburger and many more.

Andrea Gvozdanovich
Senior Associate, Retail Leasing & Sales
D 604.647.5086
E andrea.gvozdanovich@avisonyoung.com

James Shandro
Senior Associate, Retail Leasing & Sales
D 604.647.5073
E james.shandro@avisonyoung.com

**AVISON
YOUNG**

Intelligent
Real Estate Solutions

AMEC BUILDING

4445 LOUGHEED HIGHWAY
BURNABY, BC



OPPORTUNITY

The AMEC Building represents an opportunity for tenants to lease quality office space in a class A, 12-storey office tower comprising 109,000 square feet. There is up to 25,000 square feet of high-profile retail premises featuring high ceilings and excellent exposure to Lougheed Highway.



LOCATION

The AMEC Building is situated at the northeast corner of Lougheed Highway and Rosser Avenue, one-half block west of Brentwood Town Centre and Brentwood SkyTrain station at one of Burnaby's major intersections being Willingdon and Lougheed Highway. Directly south of the property is the new Solo District—a four-phase, mixed-use development that will add an additional 1,351 residential units along with over 259,000 square feet (sf) of office space and over 102,000 sf of retail space.

BUILDING

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

FEATURES

- Located across from the new Solo District development
- Steps from Brentwood SkyTrain station
- Located one-half block from Brentwood Shopping Centre
- Generous parking ratio for visitors
- Energy efficient, environmental design
- High performance HVAC system
- Card access security to all primary entry points
- Bicycle storage, showers, change rooms and lockers on P2

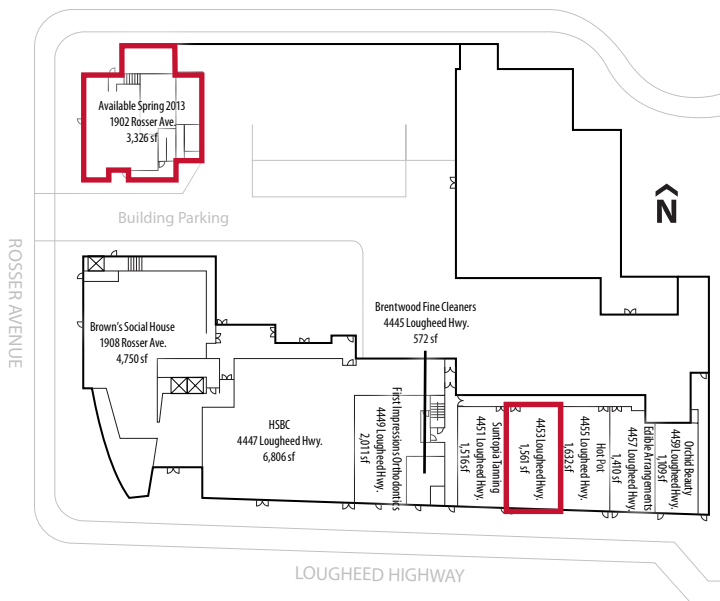
AREA TENANTS

Tenants in the immediate vicinity include Brown's Social House, HSBC, Suntopia, Edible Arrangements, Fat Burger, Starbucks, Save On Foods, Milestones, Cactus Club and Staples.

OWNERSHIP & MANAGEMENT

The property is owned and developed by the Appia Group of Companies and professionally managed by Bosa Development Property Management. BDPM has offices in the adjacent Madison Centre.





AVAILABLE

1902 Rosser Ave.
Spring 2013

4453 Lougheed Hwy.
Immediately

AREA

1902 Rosser Ave.
3,326 sf

4453 Lougheed Hwy.
1,561 sf

RENTAL RATES

Contact listing agents

BUILDING EXPENSES

Estimated at \$13.81 psf
for 2013 (excluding
janitorial and utilities)

TENANT INDUCEMENT

Negotiable

COMPLETION DATE

January 2010

TERM

5–10 years

FLOOR LOAD

100 lbs psf

LOADING

Four designated loading
bays adjacent to tenant
service doors

VISITOR PARKING

51 visitor parking stalls
located on P1 and P2

SIGNAGE

Sign-band background,
raised letters mounted
on background

CEILING HEIGHT

Up to 21 feet

ELECTRICAL

100 amp service switch
provided. Can be upgraded
to tenant's specs.

BICYCLE STORAGE

Change rooms, showers
& lockers on P2

TELECOM

Empty conduits provided for
telecommunication cabling
and fibre connections

SPRINKLER SYSTEM

Sprinklered throughout, set
out on open-plan basis

HVAC SYSTEM

Mitsubishi—state-of-the-
art, variable refrigerant flow
heating and cooling system

HVAC HOURS

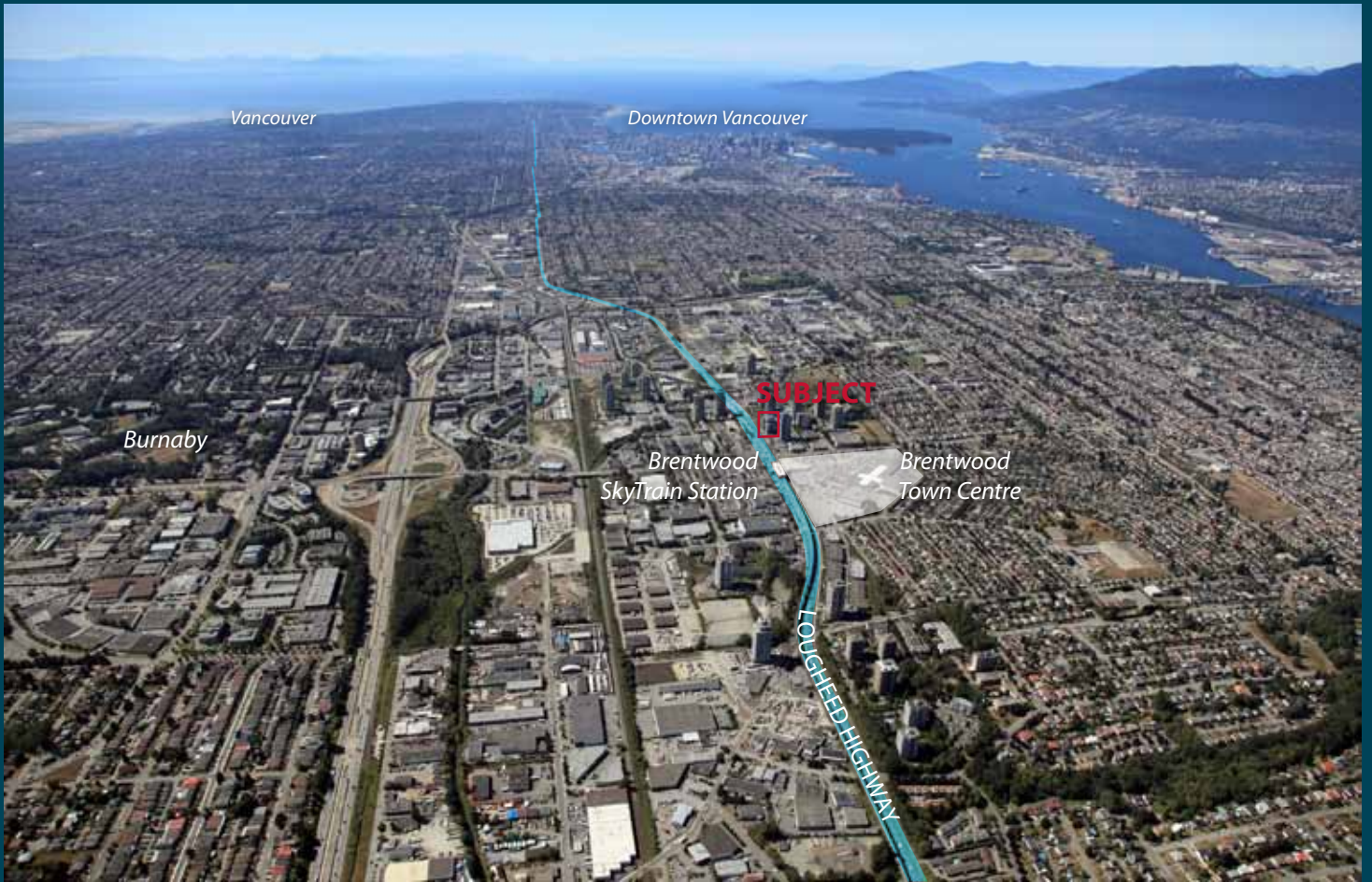
User-defined or
programmable through
building DDC

ELECTRICAL

Each suite shall have one
distribution point with a
75 KVA, K-13 transformer.
120/208 three-phase,
four-wire power supply
shall give 5 w/sf.

GARBAGE

Adjacent to tenant
service doors



Andrea Gvozdanovich
Senior Associate, Retail Leasing & Sales
D 604.647.5086
E andrea.gvozdanovich@avisonyoung.com

James Shandro
Senior Associate, Retail Leasing & Sales
D 604.647.5073
E james.shandro@avisonyoung.com

Suite 2100, 1055 West Georgia Street
PO Box 11109 Royal Centre, Vancouver, BC, Canada V6E 3P3
P 604.687.7331 W avisonyoung.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc. — 2013

**AVISON
YOUNG** Intelligent
Real Estate Solutions