

# 4401

Still Creek Drive

Burnaby, BC



WILLINGDON



PARK

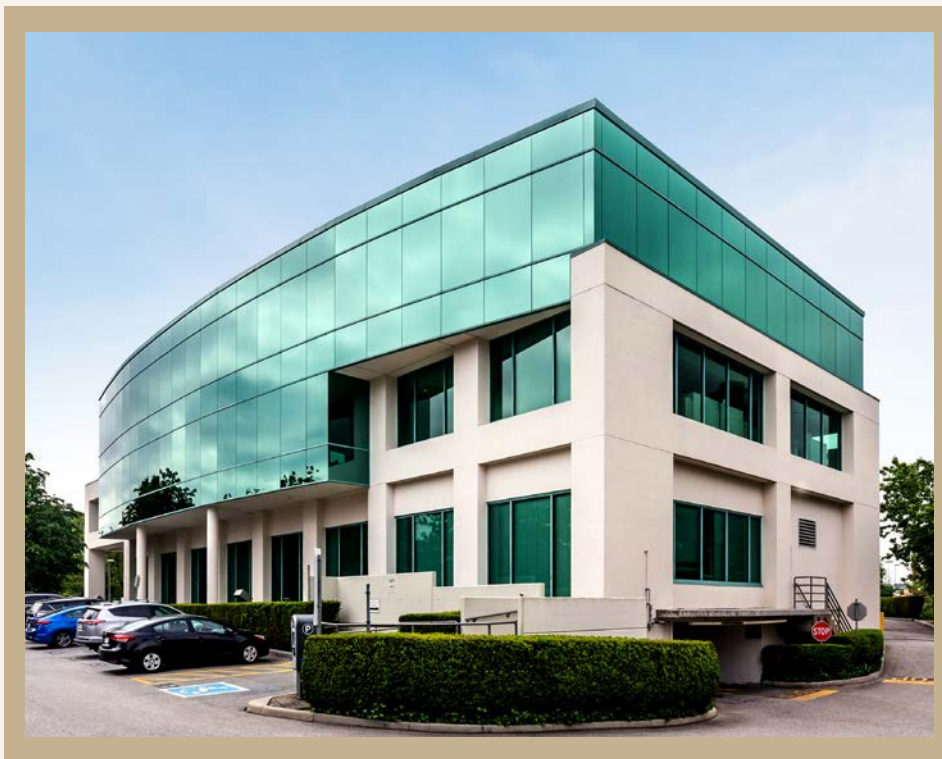
## RATES & RATIOS

Rental Rates: Please Contact Listing Agents  
 Operating Costs & Taxes: \$16.39 p.s.f. (2019 Estimate)  
 Parking Ratio/Rates: 3 per 1,000 s.f. at market rates



## OPPORTUNITY

Suite	Size	Availability	Comments
Suite 300	24,372 SF	Immediately	Full floor opportunity that is in "white-boxed" condition ready for tenant improvements. Along with an abundance of natural light and 360 degree views, this floor features three outdoor patio areas.



Easy access to SkyTrain Station



Meticulously Landscaped Greenspace



360° Panoramic views

4401 Still Creek is the 5<sup>th</sup> phase in Willingdon Park - a 9 building campus totaling nearly 1 million square feet that is set amidst meticulously landscaped greenspace in the heart of Metro Vancouver. This location provides unprecedented access to Highway One, via the Willingdon Interchange, making it accessible from every surrounding municipality in 30 minutes or less. Willingdon Park has one of Metro Vancouver's longest running shuttle bus systems, which connects tenants to rapid transit and retail amenities.





- BOMA Silver Certified
- Outdoor patios
- Exposed & over height ceilings
- Daily shuttle bus to SkyTrain & food services
- Quality ownership & management
- Abundance of natural light
- Multiple food amenities
- Rotating food trucks with daily lunch service
- Abundance of secure and surface parking
- On-site property management



**4401** Still  
Creek  
Drive

— Millennium Line

••••• 9 Minute Walk To  
Gilmore SkyTrain

1 Crème de la Crumb

2 Cactus Club Cafe

3 Sushi Garden Lougheed

4 JOEY Burnaby

5 Browns Socialhouse

6 The Keg

7 Earls Kitchen + Bar

8 Grand Villa Casino Hotel

9 Steve Nash Fitness World

10 Gold's Gym

11 The Amazing Brentwood

12 SOLO District

13 Whole Foods Market

### DRIVE TIMES (In Minutes)

- 15 to North Vancouver
- 22 to Downtown Vancouver
- 24 to Surrey City Centre
- 24 to Langley 200th Street Interchange
- 30 to Vancouver International Airport
- 50 to US Border Crossing



Proudly marketed for:

For more information contact:



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