402-4378 BERESFORD STREET, BURNABY

BRIGHT & MODERN OFFICE SPACE WITH EXCELLENT NATURAL LIGHT

FOR LEASE

WILLIAM | WRIGHT

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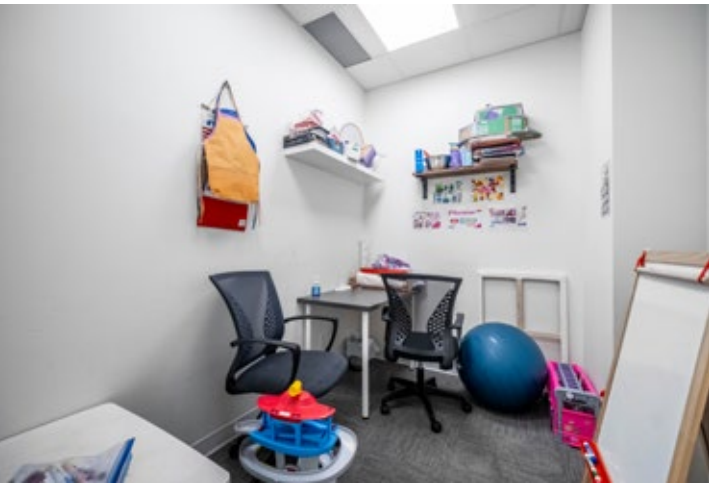
Unit 402
4378 Beresford St, Burnaby

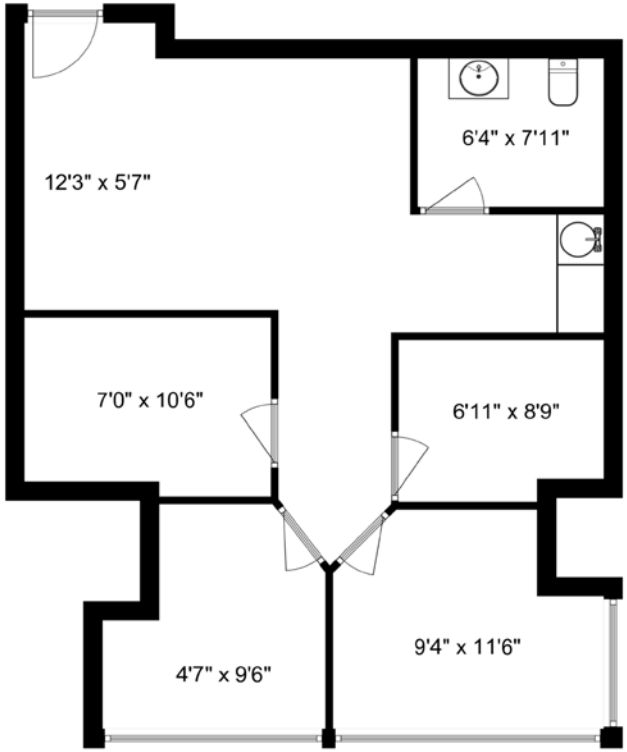
For Lease

This 4th-floor unit is a nicely finished, north east facing corner suite, with windows that fill the space with natural light and open up to sweeping views over the Metrotown skyline. Inside, it's thoughtfully laid out with a welcoming front reception and waiting area, four private offices and consultation rooms, a functional kitchenette, and a dedicated accessible washroom. Making it well suited to a client-facing practice such as healthcare, therapy, or other professional services, while remaining flexible enough to convert to standard office use.

- Multiple private office/consultation rooms
- North-east window Exposure
- Fully built-out with kitchenette and accessible washroom
- Welcoming reception and waiting area



Floorplan



Salient Facts

SIZE
± 738 SF

PARKING
One underground stall

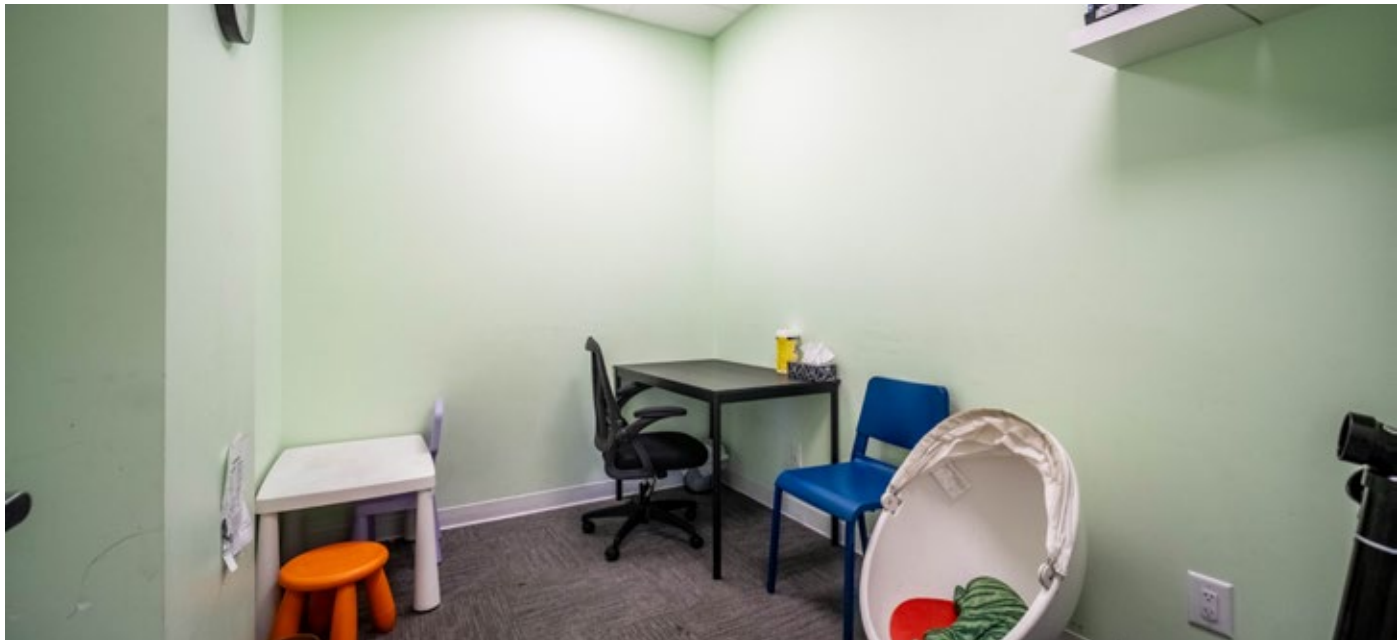
ZONING
CD

BASIC RENT
$43.00/FT

ADDITIONAL RENT
$23.29/FT

GROSS MONTHLY RENT
$4,076.84 + GST

Disclaimer: Floorplan is not to scale. Measurements are approximate and shall be verified by the Tenant if deemed important.



WALK SCORE **97**

TRANSIT SCORE **88**

BIKE SCORE **82**

Gold House in Burnaby's Metrotown Neighbourhood

The unit is located at Gold House, in the heart of Burnaby's Metrotown neighbourhood, one of the region's most active mixed-use hubs. It sits on the Beresford Art Walk and is within a short walk of Metropolis at Metrotown (one of the largest shopping centres in BC), the Crystal Mall, and the green space at Central Park. The surrounding area blends dense residential towers, retail, and dining, giving tenants a live-work-play setting with amenities available right outside the building.

The building sits within easy walking distance of Metrotown Station on SkyTrain's Expo Line, one of the busiest stations in the system, giving tenants a direct rapid-transit link into downtown Vancouver as well as connections east through Burnaby and beyond. Metrotown Station also functions as a major bus exchange, so multiple TransLink bus routes converge right at the doorstep, making the office highly accessible for staff and clients arriving without a car. For those driving in, Kingsway and Willingdon Avenue are both close by, offering quick access to the broader regional road network.

For More Information Contact

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