

LOUGHEED COMMERCE COURT

4180 & 4190 LOUGHEED HWY
BURNABY, BC



PREMIER OFFICE SPACE FOR LEASE

THE LOCATION

Located mid-block between Gilmore and Madison Ave on Lougheed Highway, Commerce Court is in the heart of Brentwood, a highly amenitized, walkable, and transit-oriented hub that is one of the fastest-growing areas in Metro Vancouver. Whether travels are by foot, vehicle, or bicycle, Commerce Court is a commuters paradise being adjacent to Gilmore Skytrain Station, minutes away from Hwy 1 via car, and located on the Central Valley Greenway running from Downtown to New Westminster. The complex's ideal location is immersed by an abundance of amenities, including some of Metro Vancouver's best restaurants, shopping, and many other retail services.



Very Walkable
71






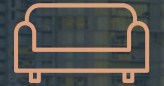


Excellent Transit
79



Bikeable
73



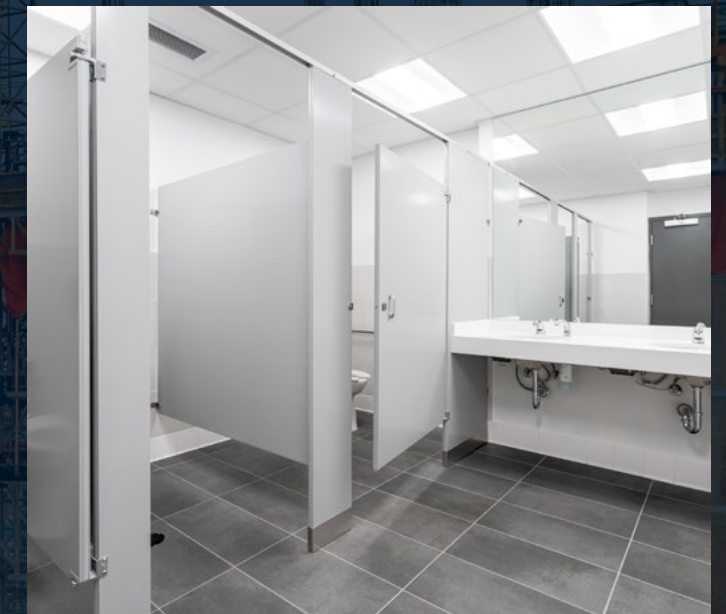
BUILDING FEATURES

 <p>Property management and cleaning staff on site</p>	 <p>24/7 card access</p>	 <p>Bike storage</p>
 <p>Common tenant amenity room</p>	 <p>End of trip facilities</p>	 <p>1 : 500 SF</p>



THE BUILDING

Commerce Court is proudly owned and managed by the award-winning Onni Group and, in recent years, has received extensive investment such as enhancing the exterior façade, renovating common areas including the elevator cabs, and bolstering the amenity offering within the complex. The office floors at 4180 & 4190 Loughheed feature very efficient column placement, maximizing available space and allowing for fully customizable office layouts.





LEASING AVAILABILITIES

SUITE	SIZE	AVAILABILITY	COMMENTS
103	2,094 s.f.	Immediately	Recently improved (can be combined with Suite 104 for a total of 3,461 s.f.).
104	1,367 s.f.	January 1, 2026	Brand-new landlord show suite (can be combined with Suite 103 for a total of 3,461 s.f.).
306	1,151 s.f.	May 1, 2026	Future landlord show suite.
400	8,000-14,912 s.f.	Immediately	Turn key condition. Demising options available.

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2026): \$14.17 psf/pa



LEASING AVAILABILITIES

SUITE	SIZE	AVAILABILITY	COMMENTS
207	2,002 s.f.	July 1, 2026	The suite includes a meeting room, a kitchen, 4 perimeter offices and an interior office.

BASIC RENT: Contact Listing Agents

ADDITIONAL RENT (2026): \$14.86 psf/pa



For more information contact:

Mark Trepp*
Executive Vice President
+1 604 998 6035
mark.trepp@jll.com

Cam Bertsch*
Associate Vice President
+ 1 604 998 6053
cam.bertsch@jll.com

