

FOR LEASE

3701 HASTINGS STREET

PRIME BURNABY HEIGHTS OFFICE OPPORTUNITY



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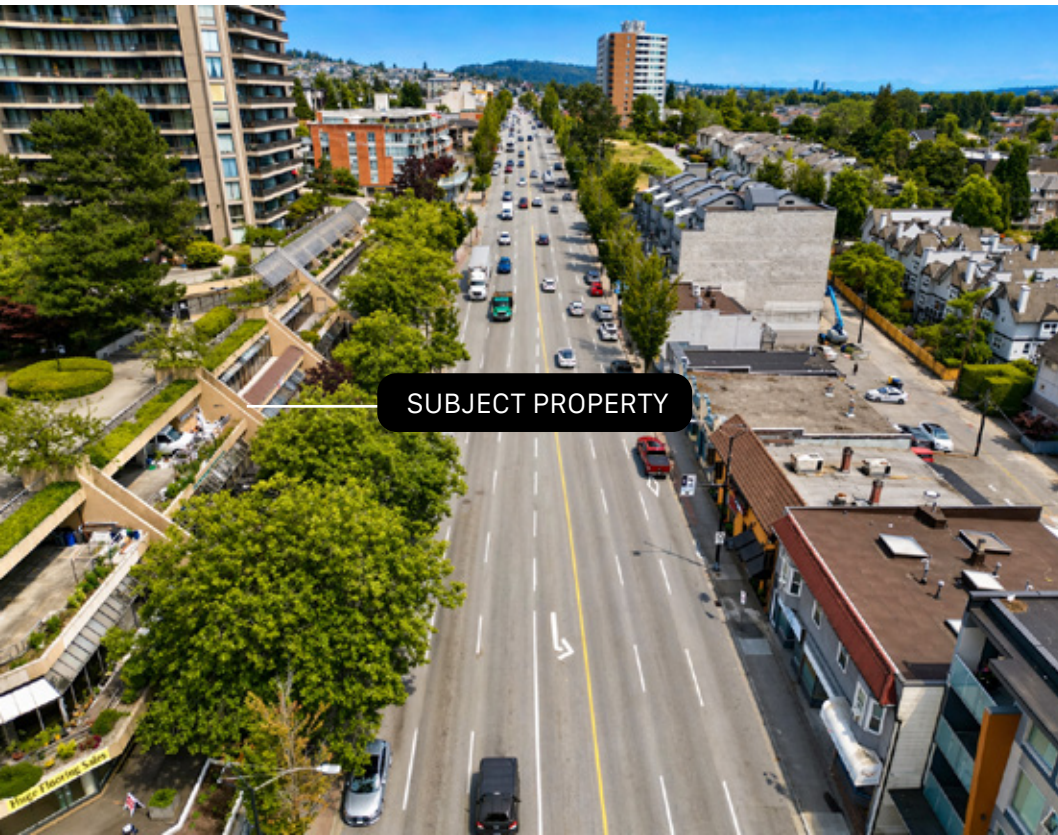
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OPPORTUNITY OVERVIEW

A rare opportunity to lease a well-appointed 2,200 SF (approx.) office suite in the heart of Burnaby Heights—one of Metro Vancouver’s most established and community-driven commercial corridors. Offering a thoughtful balance of architectural character and everyday functionality, the space features a bright, skylit work area, a fully built-out reception and waiting area, a comfortable kitchenette, and a well-planned layout with multiple private rooms, making it ideal for a range of professional uses including medical, wellness, legal, financial, or creative services.

Surrounded by a vibrant mix of independent retailers, cafés, and neighbourhood amenities, and supported by strong transit connectivity along Hastings Street, the location provides both convenience and accessibility for employees and clients alike. Designed for immediate occupancy, the existing improvements allow users to step into a turnkey environment with minimal upfront investment. Offered at a competitive rate within a high-demand corridor, this suite delivers exceptional value for businesses seeking a polished, efficient, and well-connected workspace.



SUBJECT PROPERTY



FEATURES



Flexible & Functional Layout

A thoughtfully designed 2,200 SF (approx.) floor plan featuring multiple private offices, a welcoming reception area, kitchenette, and three separate access points including a south-facing exit to a private patio.



Natural Light

Well positioned skylight and floor-to-ceiling glass windows flood the space with natural light, creating a bright, inspiring work environment that stands out from standard office product.



Move-In Ready with Premium Finishes

Turnkey professional space with a built-in reception desk, warm neutral finishes, and a client-ready waiting area complete with coffee station — ideal for medical, wellness, or professional services.



Prominent Hastings Street Exposure

Excellent street visibility and signage opportunity along one of Burnaby's highest-traffic commercial corridors, with strong daily vehicle and pedestrian counts.



HVAC System

Fully distributed HVAC system with individual controls.



Abundant Parking & Transit Access

Located within a well-established mixed-use complex offering ample surface and structured parking for staff and clients, with direct access to multiple TransLink bus routes.



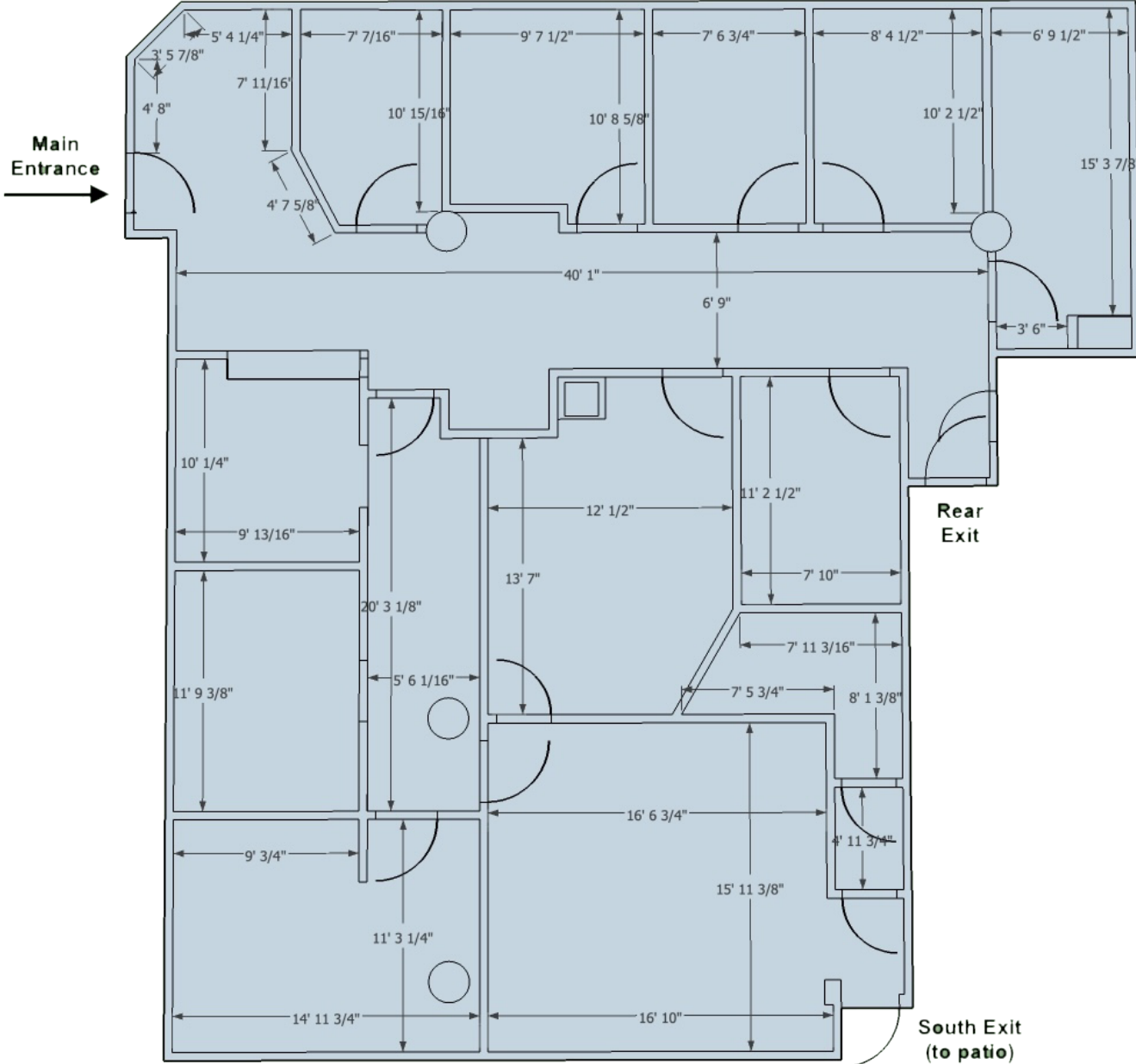
SALIENT FACTS

Civic Address	230 - 3701 Hastings Street, Burnaby BC
Size¹	2,200 SF (Approx.)
Basic Rent	\$18.00 PSFPA
Additional Rent	\$11.75 (2026 est.)
Gross Rent²	\$5,454.17/month + GST
Zoning	CD
Availability	Immediately

¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

THE FLOORPLAN



*Floor plan may not be 100% accurate and is subject to verification.



PNE/Playland



Michelin Guide Recommended: Motonobu Udon



Glenburn Soda Fountain

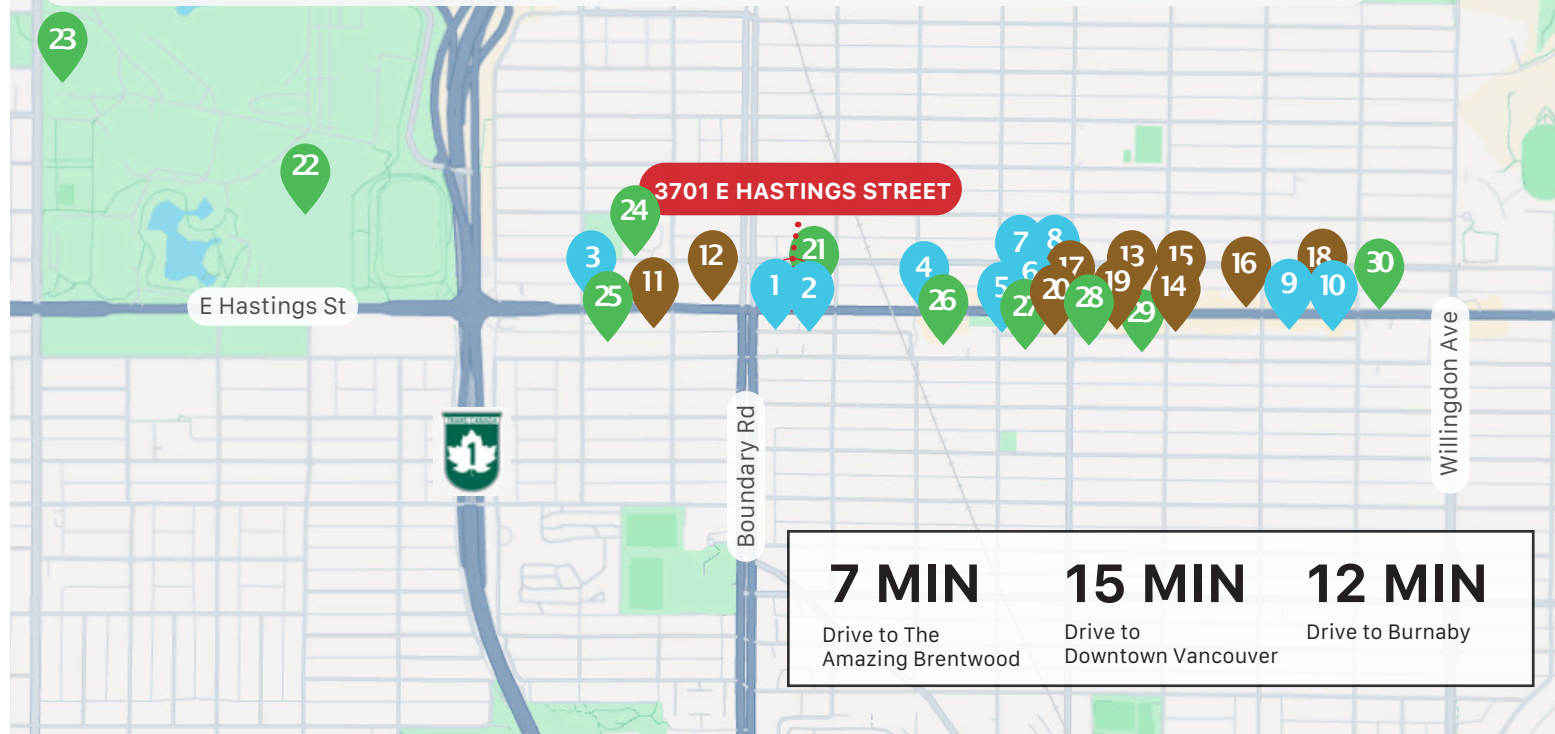


The Amazing Brentwood Mall

THE LOCATION

Positioned along Hastings Street in Burnaby Heights, 3701 Hastings Street benefits from exposure on one of Metro Vancouver's most established and vibrant commercial corridors. Known for its strong local identity and community feel, the area is lined with a curated mix of independent retailers, cafés, and restaurants including Cioffi's Meat Market & Deli, Chez Christophe Chocolaterie & Patisserie, The Gray Olive Cafeteria, Anton's Pasta Bar, and a variety of neighbourhood-serving boutiques and services.

The property offers seamless connectivity to Downtown Vancouver, the Trans-Canada Highway, and key Burnaby nodes including Brentwood and Capitol Hill. Strong transit service runs directly along Hastings Street, while the surrounding mixed-use complex featuring residential towers above and ground-level retail provides a built-in customer base and consistent pedestrian activity throughout the day.



DINING

1. Baci
2. Green & Oak
3. Motonobu Udon
4. RENS Cafe
5. Chad Thai
6. Sopra Sotto
7. Sfinaki Greek Taverna
8. Butchers Block BBQ
9. Anton's Pasta Bar
10. CHÉN - CHEN

CAFÉS + CASUAL FARE

11. Kanadell
12. Emilee's Sweet House
13. Starbucks
14. Presso Cafe
15. Fior Di Latte Cafe
16. JJ Bean
17. Glenburn Soda Fountain & Confectionery
18. Artigiano
19. Peaked Pies
20. Panino Mio

AMENITIES & SHOPS

21. Anytime Fitness
22. PNE/Playland Amusement Park
23. Pacific Coliseum
24. Sir John Franklin Elementary School
25. Esso
26. Foundation Fitness Studio
27. LifeLabs
28. Sungiven Foods
29. Cioffi's
30. Shoppers Drug Mart



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