


FOR LEASE

4288 | Manor Street  
Burnaby

REDUCED RATE WITH  
RECENT PROPERTY  
IMPROVEMENTS

A TOTAL OF **28,814 SF**  
FREESTANDING BUILDINGS  
ON 1.21 ACRES



 **JLL** SEE A BRIGHTER WAY

# 4288 MANOR STREET BURNABY



AVAILABLE AREA

Upstairs office	2,415 SF
Main floor office	3,939 SF
Warehouse	22,460 SF
Total area	28,814 SF



LEASE RATE

**\$18.95 PSF** ~~\$17.95 PSF~~



ADDITIONAL RENT

**\$5.50 PSF**  
5% management fee



CEILING HEIGHT

**14' - 18' clear**



LOADING

**(3) dock and (2) grade doors**



ZONING

**M1**



POWER

**400 AMPS/600 VOLTS**



SPRINKLERS

**ESFR sprinkler system**



HEATER, HVAC

**Gas-fired unit heaters in warehouse,  
HVAC in office**



CONSTRUCTION

**Concrete**



PARKING

**34 surface parking spaces**



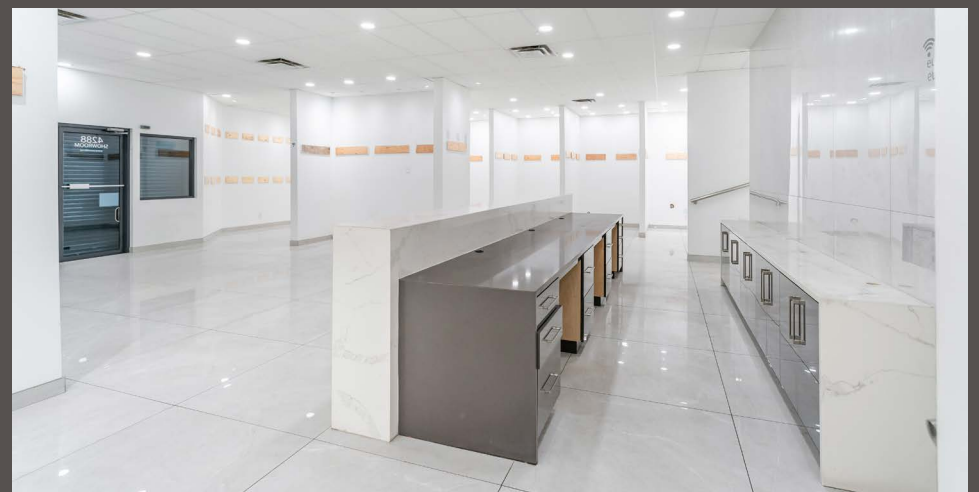
## PROPERTY UPGRADES

- NEW HVAC UNITS
- NEW LED LIGHTING IN WAREHOUSES
- NEW EXTERIOR PAINT
- NEW WINDOWS
- NEW DOORS



The site is improved with two concrete industrial buildings encompassing 28,814 square feet. The buildings are serviced by three (3) dock level and two (2) grade loading doors.

Strategically located in the Canada Way corridor of central Burnaby, 4288 Manor Street benefits from its quick access to the Trans-Canada Highway and several other major thoroughfares including Boundary Road, Canada Way and Lougheed Highway. Just 2 blocks from BCIT's main campus, 15 minutes from the Downtown core and 5 minutes from Brentwood Town Centre's amenities. The property is truly an unparalleled location amongst the industrial submarkets of Metro Vancouver.



4288

**Manor Street**  
Burnaby



jll.com

510 West Georgia Street, Suite 2150

Vancouver, BC V6B 0M3

Jones Lang LaSalle Real Estate Services, Inc.

**JONATHAN JASSEBI\***

Vice President

+1 778 883 8667

jonathan.jassebi@jll.com

**BAKTASH KASRAEI, SIOR**

Executive Vice President

+1 604 998 6016

baktash.kasraei@jll.com

\*Personal Real Estate Corporation

**CLICK/SCAN TO**

View floor plan



© 2025 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL.