



**FOR LEASE**

## ***GLENLYON CENTRE***

**OFFICE & OFFICE/WAREHOUSE UNITS**

***5108 North Fraser Way, Burnaby, B.C.***



**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**BRADEN HALL & STEVE HALL**

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# FOR LEASE- GLENLYON CENTRE

## 5108 North Fraser Way, Burnaby, B.C.



### THE LOCATION

**Glenlyon Centre** is located on North Fraser Way in Burnaby's newest and most desirable multi-purpose business address. This prime central Metro Vancouver location offers your business all amenities and convenience within a spectacular urban setting. Features include a water front park and walkway, shopping & banking close by, excellent access to Marine Way, The Richmond Connector, The Trans Canada Highway, The South Fraser Perimeter Road, Downtown Vancouver and the Vancouver International Airport.

### THE PROJECT

**Glenlyon Centre** represents the highest achievement in Commercial Office, Office/Warehouse developments.

Office Units: Starting from 1,300 sq. ft; Features include first class well appointed finishing's, extensive glazing providing an abundance of natural light and the units are completely self contained with their own private entrance and amenities.

Office / Warehouse Units: Starting from 1,300 sq. ft; Features include extensive glazing, well appointed office/showroom areas, wholesale / warehouse area with rear grade level loading.

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## 5108 North Fraser Way, Burnaby, B.C.



### FEATURES

**ZONING:** CD M2 / M5 - Office, Office/Wholesale/Warehouse, Film Production

#### OFFICE UNITS

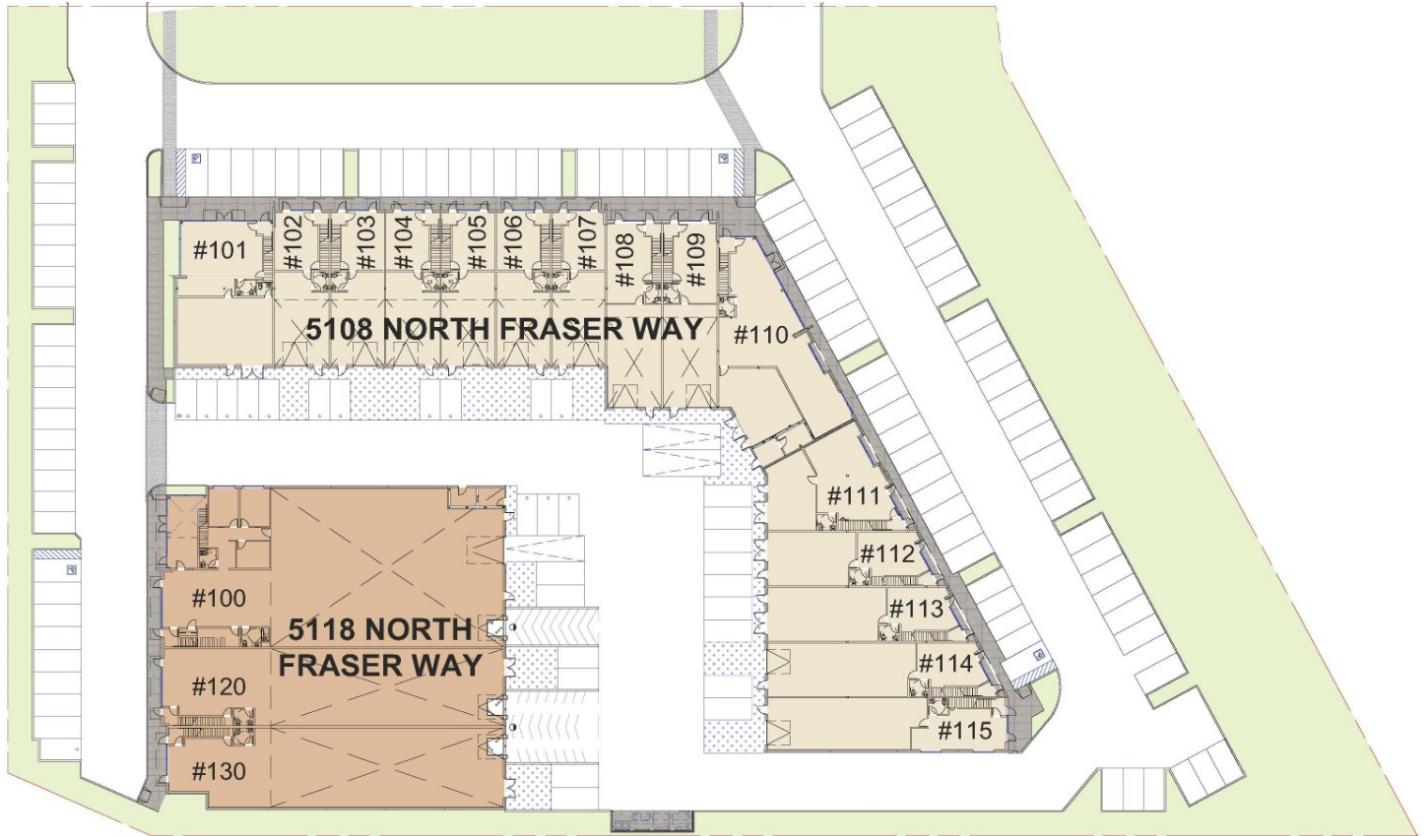
- Office sizes from 1,296 sq. ft.
- Excellent glazing providing an abundance of natural light
- Independent HVAC systems in each unit
- Private offices
- 28 ounce carpeting
- Skylight(s) *(Second floor units only)*
- Coffee bar and sink
- One (1) or two (2) fully finished 3-piece washrooms *(depending on size of unit)*

#### OFFICE / WHOLESALE / WAREHOUSE UNITS

- Bay sizes from 1,296 sq. ft.
- Front office, rear warehouse with grade loading
- 10' ft. to 19' ft. clear ceiling heights *(depending on unit)*
- 3 phase, 208 volt, 100 amp electrical supply
- Coffee bar & sink
- One (1) or two (2) fully finished 3-piece washrooms *(depending on size of unit)*
- Rear grade level loading

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## OPERATING COSTS & PROPERTY TAXES

Office Units: \$5.75 per sq. ft. per year (approximately)

Office/Wholesale/Warehouse Units: \$5.50 per sq. ft. per year (approximately)

## LEASE RATE

See attached price list

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# FOR LEASE

GLENLYON BUSINESS PARK

5108 North Fraser Way, Burnaby, B.C.

## LEASE RATES

### OFFICE / WHOLESALE / WAREHOUSE UNITS

UNIT	MAIN FLOOR	SECOND FLOOR	TOTAL	TRIPLE NET LEASE RATE <i>(plus GST)</i>	OPERATING COSTS & TAXES <i>(plus GST)</i>	PARKING
103	1,260 sq. ft.	700 sq. ft.	1,960 sq. ft.	\$16.00	\$5.50	4
104	1,260 sq. ft.	700 sq. ft.	1,960 sq. ft.	\$16.00	\$5.50	4
105	1,260 sq. ft.	700 sq. ft.	1,960 sq. ft.	\$16.00	\$5.50	4
107	1,248 sq. ft.	700 sq. ft.	1,948 sq. ft.	\$16.00	\$5.50	4
111	1,514 sq. ft.	-	1,514 sq. ft.	\$16.00	\$5.50	3
112	1,296 sq. ft.	-	1,296 sq. ft.	\$16.00	\$5.50	4

- Units #103 - #107 have 19' ft. clear ceiling heights at the rear of the unit.
- Units #111 and #112 have 10' ft. clear ceiling heights throughout premise.

### OFFICE UNITS

UNIT	TOTAL	TRIPLE NET LEASE RATE <i>(plus GST)</i>	OPERATING COSTS & TAXES <i>(plus GST)</i>	PARKING
201	2,144 sq. ft.	\$16.00	\$5.75	6
212	1,417 sq. ft.	\$15.00	\$5.75	4

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