



FOR LEASE
OFFICE/WAREHOUSE
GLENLYON BUSINESS PARK
#115 – 5108 North Fraser Way, Burnaby, B.C.



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.

AREA: 1,868 sq. ft.

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| FEATURES: | <u>Main Floor Office</u>
- Excellent glazing providing an abundance of natural light
- Open area work plan
- 28 ounce carpeting
- Coffee bar and sink
- One (1) fully finished washroom | <u>Main Floor Warehouse</u>
- Rear warehouse with grade loading
- 10' clear ceiling heights
- 3 phase, 208 volt, 100 amp electrical supply
- Painted walls |
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ZONING: CD M2-M5

PARKING: Four (4) Parking Stalls including loading area

LEASE RATE: \$16.00 per sq. ft. plus GST (or) \$2,490.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$6.00 per sq. ft. plus GST (or) \$934.00 per month plus GST

AVAILABLE: Immediately

For Further Information, Please Contact:
PETER HALL PREC* / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL
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