



**FOR LEASE**  
**OFFICE/WAREHOUSE**  
**Riverway Business Park**  
**#136 – 5589 BYRNE ROAD, BURNABY, B.C.**



**LOCATION:** The unit is primly located in **Riverway Business Park** on Marine Way and Byrne Road, a high volume intersection directly across from Marine Way Market and Big Bend Shopping Center which will host approximately 600,000 sq. ft. of retail services.

**AREA:** 1,912 sq. ft.

**FEATURES:**

- Four (4) private offices
- Rear grade level load warehouse
- 3 phase 100 amp electrical service
- 10' ceiling height
- One (1) washroom
- Window blinds
- Coffee bar and sink

**ZONING:** M-5

**PARKING:** Four (4) Parking Stalls

**LEASE RATE:** \$16.00 per sq. ft. plus GST (or) \$2,549.33 per month plus GST

**OPERATING COSTS**

**& PROPERTY TAXES:** \$7.02 per sq. ft. plus GST (or) \$1,342.22 per month plus GST

**AVAILABLE:** September 1, 2019

**For Further Information, Please Contact:**

**PETER HALL PREC\* / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL**

*\*Personal Real Estate Corporation*

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