



FOR LEASE
OFFICE/WAREHOUSE
#155 - 5489 BYRNE ROAD, BURNABY, BC



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 Centre which host approximately 600,000 sq. ft. of retail services including Cactus Club, VanCity, TD Canada Trust, Canadian Tire, Starbucks and Tim Hortons. This property also enjoys quick and easy access to all major transportation networks linking your company to all of Metro Vancouver's key business markets.

AREA:

Main Floor Office/Warehouse:	1,565 sq. ft.
Second Floor Office:	<u>750 sq. ft.</u>
Total:	2,315 sq. ft.

ZONING: M-5

FEATURES:	<u>Main Floor Office/Warehouse</u>	<u>Second Floor Office</u>
	- HVAC system	- HVAC system
	- Open area office	- Two (2) private offices
	- Laminate flooring in office area	- Nicely carpeted
	- Fluorescent lighting throughout	- Fluorescent lighting
	- Polished concrete flooring in warehouse	- One (1) washroom
	- Fully sprinklered	
	- 20' high ceiling	
	- Grade level loading door	
	- One (1) handicap accessible washroom	

PARKING: Five (5) parking stalls - Three (3) parking stalls out front and two (2) parking stalls in back, including loading door

LEASE RATE: \$16.00 per sq. ft. or \$3,086.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$5.67 per sq. ft. plus GST (or) \$1,093.84 per month plus GST

For Further Information, Please Contact:
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