



FOR LEASE

MAIN FLOOR OFFICE WITH OPTIONAL WAREHOUSE #177 - 5489 BYRNE ROAD, BURNABY, BC

**LOCATION:**

This unit is primly located in the **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:

1,025 sq. ft. - 1,503 sq. ft.

ZONING:

M-5

FEATURES:

Main Floor Office – 1,025 sq. ft.

- Large open area showroom, reception and work space
- Private office
- Small boardroom
- Excellent lighting
- One (1) handicap accessible washroom
- Coffee bar & sink
- Two (2) parking stalls out front

Optional Main Floor

Warehouse – 477 sq. ft.

- Grade level loading
- 3 phase electrical service
- 10' clear ceiling heights
- 10' x 8' grade level loading door
- One (1) parking stall plus loading door

NOTE:

Approximately 477 sq. ft. of warehouse area with loading door can be made available at quoted Lease rate of \$16.00 per sq. ft. plus operating costs and property taxes plus GST.

	LEASE RATE PER SQ. FT. PLUS GST	OPERATING COSTS & PROPERTY TAXES PER SQ. FT. PLUS GST	LEASE RATE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST
OFFICE	\$16.00	\$7.00	\$1,366.67	\$597.92	\$1,964.59
WAREHOUSE	\$16.00	\$7.00	\$636.00	\$278.25	\$914.25

For Further Information, Please Contact:

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

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