

FOR LEASE

OFFICE/SHOWROOM/WAREHOUSE

#14 – 3871 NORTH FRASER WAY, BURNABY, BC



- LOCATION:** Located just off the intersection of Marine Way and Boundary Road in Marine Way Business Park, the geographical center for office and light industrial activity in Greater Vancouver. This prime location enjoys easy access to Vancouver, Burnaby, Richmond, Coquitlam, Delta, Surrey, Vancouver Airport and the US border. Market Crossing Shopping Centre is located within a few minutes drive.
- ZONING:** M3
- AREA:** 4,781 sq. ft.
- FEATURES:**
- | <u>OFFICE/SHOWROOM/WAREHOUSE</u> | <u>SECOND FLOOR OFFICE/LAB</u> |
|--------------------------------------|--------------------------------|
| - 2,419 square feet | - 2,362 square feet |
| - Fully air-conditioned | - Fully air-conditioned |
| - Private office | - Private offices throughout |
| - 10' x 12' grade level loading door | - Coffee bar and sink |
| - T-bar ceiling | - T-bar ceiling |
| - Sprinklered | - Sprinklered |
| - HVAC | - One (1) washroom |
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- PARKING:** Three (3) parking stalls
- LEASE RATE:** \$20.00 per sq. ft. plus GST (or) \$7,968.33 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$4.61* per sq. ft. plus GST (or) \$1,836.70* per month plus GST
*approximately
- AVAILABLE:** As per Offer to Lease - subject to existing Tenant Lease cancellation

For Further Information, Please Contact:
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