

FOR LEASE

OFFICE/WAREHOUSE – RIVERWAY BUSINESS PARK #114 - 5589 BYRNE ROAD, BURNABY, BC



- LOCATION:** This unit is primarily 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:** 1,565 sq. ft.
- ZONING:** M-5
- FEATURES:**
- Reception, offices and showroom area
 - Excellent glazing
 - 20' clear ceiling heights in warehouse
 - 3 phase 208 volt 100 amp service *(to be verified by Tenant)*
 - 9' x 8' approx. loading door at rear
 - One (1) handicap accessible washroom
- PARKING:** Two (2) parking stalls including loading door
- LEASE RATE:** \$24.00 per sq. ft. plus GST (or) \$3,130.00 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$8.89* per sq. ft. plus GST (or) \$1,159.40* per month plus GST
** Including Heat & Light*
- AVAILABLE:** Immediately

For Further Information, Please Contact:
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