



FOR LEASE
RIVERWAY BUSINESS PARK
#160 - 5489 BYRNE ROAD, BURNABY, BC



LOCATION: This office and warehouse unit is primly located in **Riverway Business Park** just off of Marine Way and Byrne Road, a high volume intersection directly across from Marine Way Market and the 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.

ZONING: M-5

AREA: Main Floor Office/Showroom/Warehouse: 1,565 sq. ft.
 Second Floor Office: 750 sq. ft.
 Total: 2,315 sq. ft.

FEATURES:	Main Floor Office/Showroom	Main Floor Warehouse	Second Floor Office
	- Large window frontage for natural light	- High ceiling warehouse	- Lots of windows for an abundance of natural light
	- Open area concept	- 10' x 10' loading door (approx.)	- Golf course views
	- Nicely finished laminate floors	- Four (4) ceiling fans	- Two (2) private offices with glass inserts
	- Electric baseboard heating	- Natural gas heater	- Skylight
	- Sunshades in windows	- One (1) handicap accessible washroom	- Carpet flooring
			- Coffee bar and sink
			- One (1) private washroom
			- Sunshades in windows

PARKING: Three (3) assigned parking stalls at front, one (1) at rear plus loading area

LEASE RATE: \$23.00 per sq. ft. plus GST or \$4,437.08 per month plus GST

OPERATING COSTS

& PROPERTY TAXES: \$6.15 per sq. ft. plus GST (or) \$1,186.44 per month plus GST

AVAILABLE: As per Offer to Lease - subject to existing Tenant Lease cancellation

For Further Information, Please Contact:
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