

# FOR LEASE

BEST RATE QUALITY OFFICE – RIVERWAY BUSINESS PARK

**5489– 5589 BYRNE ROAD, BURNABY, BC**



**LOCATION:** These units are primly located in the **Riverway Business Park**, which is situated just a 1/2 block off of the high volume intersection of Marine Way and Byrne Road and directly across the street 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

UNIT FEATURES:	MAIN FLOOR OFFICE/SHOWROOM/WAREHOUSE	SECOND FLOOR OFFICE
	<ul style="list-style-type: none"> <li>- Byrne Road exposure</li> <li>- Open area showroom/office areas</li> <li>- Grade level loading door</li> <li>- Excellent glazing</li> <li>- Nicely finished throughout</li> <li>- Coffee bar and sink</li> <li>- Private washrooms</li> </ul>	<ul style="list-style-type: none"> <li>- Private offices</li> <li>- Coffee bar and sink</li> <li>- Fluorescent lighting</li> <li>- HVAC throughout</li> <li>- Skylight and opening windows</li> <li>- Private washroom</li> </ul>

## SECOND FLOOR OFFICE:

**5489 Byrne Road**

UNIT #	TOTAL AREA SQ. FT.	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING	AVAILABLE
202	2,751	\$4,585.00	\$2,038.03*	\$6,623.03	6	Sept 1, 2023

## MAIN FLOOR OFFICE/SHOWROOM/WAREHOUSE:

**5589 Byrne Road**

UNIT #	TOTAL AREA SQ. FT.	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING	AVAILABLE
129/130	2,978	\$5,956.00	\$2,149.12*	\$8,105.12	6	TBD**

## SECOND FLOOR OFFICE:

**5589 Byrne Road**

UNIT #	TOTAL AREA SQ. FT.	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING	AVAILABLE
210	1,635	\$2,725.00	\$1,211.26*	\$3,936.26	3	Immediately

\* Not including Heat & Light

\*\* As per Offer to Lease - subject to existing Tenant Lease cancellation

For Further Information, Please Contact:  
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