

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

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| UNIT FEATURES: | <p>MAIN FLOOR OFFICE/SHOWROOM/WAREHOUSE UNITS</p> <ul style="list-style-type: none"> - Byrne Road exposure - Open area showroom/office areas - Grade level loading door - Excellent glazing - Nicely finished throughout - Coffee bar and sink - Private washrooms | <p>SECOND FLOOR OFFICE UNIT</p> <ul style="list-style-type: none"> - Two (2) private offices - Coffee bar and sink - Fluorescent lighting - Skylight and opening windows - Private washroom |
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MAIN FLOOR OFFICE/SHOWROOM/WAREHOUSE UNITS:
5589 Byrne Road

UNIT #	TOTAL AREA	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING	AVAILABLE
128*	1,489 sq. ft.	\$2,978.00	\$1,074.56**	\$4,052.56	3	TBD***
129/130*	2,978 sq. ft.	\$5,956.00	\$2,149.12**	\$8,105.12	6	TBD***

SECOND FLOOR OFFICE:
5589 Byrne Road

UNIT #	TOTAL AREA	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING	AVAILABLE
213	815 sq. ft.	\$1,358.33	\$580.94**	\$1,939.27	2	TBD***

* Can be leased together
 ** Not including Heat & Light
 *** As per Offer to Lease - subject to existing Tenant Lease cancellation

For Further Information, Please Contact:
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