



FOR LEASE

OFFICE/SHOWROOM/WAREHOUSE

#3 – 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:	Main Floor Office Warehouse:	2,438 sq. ft.
	Second Floor Office:	<u>762 sq. ft.</u>
	Total:	3,200 sq. ft.

FEATURES:	<u>Main Floor Office/Warehouse</u>	<u>Second Floor Office</u>
	- 11' to 22' clear ceiling heights	- Excellent window frontage for an abundance of natural light
	- 10' x 12' grade level loading door	- One (1) private office
	- Three (3) phase power – to be verified by Tenant	- Open floor plan
	- Handicapped accessible washroom	- Fluorescent lighting with T-bar ceiling

PARKING: Three (3) assigned parking stalls in front plus one (1) in front of bay door and common area available

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$5,866.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$5.77 per sq. ft. plus GST (or) \$1,538.67 per month plus GST

AVAILABLE: July 1, 2023

For Further Information, Please Contact:
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