

# FOR LEASE

BEST RATE QUALITY OFFICE WAREHOUSE– 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

- FEATURES:**
- Byrne Road exposure
  - Open area showroom/office areas
  - Grade level loading door
  - Excellent glazing
  - Nicely finished throughout
  - Coffee bar and sink
  - Private washrooms

**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
107/108	2,978	\$5,956.00	\$2,786.91*	\$8,742.91	6	Immediately
119	1,489	\$2,853.92	\$1,393.46*	\$4,247.38	3	Aug. 1, 2024
129/130	2,978	\$5,956.00	\$2,786.91*	\$8,742.91	6	Immediately**
133	2,315	\$4,630.00	\$2,212.75*	\$6,842.75	3	June 1, 2024

\* Not including Heat & Light \*\* As per Offer to Lease - subject to existing Tenant Lease cancellation

For Further Information, Please Contact:

**BRADEN HALL / STEVE HALL / PETER HALL PREC\* RE/MAX CREST**

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