

FOR LEASE

OFFICE/WAREHOUSE

#103 - 8988 FRASERTON COURT, BURNABY, BC



LOCATION:

The subject property is located in the Eagles Landing Business Park which is at the Intersection of Marine Way and Boundary Road on the border between Vancouver and Burnaby and is widely considered the geographical centre for office and light industrial activity in Greater Vancouver. Eagles Landing Business Park enjoys easy access to major transportation networks, nearby commercial cores and the rapidly expanding communities of Richmond, Delta, Surrey and Coquitlam

ZONING:

M5

AREA:

Main Floor: 1,502 sq. ft.
Second Floor: 517 sq. ft.
Total: 2,019 sq. ft.

FEATURES:

Main Floor Office

- Fully air-conditioned
- Window frontage for natural light
- Excellent improvements
- Coffee bar and sink
- One (1) washroom

Warehouse

- 3 phase power
- Approx. 19' clear ceiling height
- Grade level loading

Second Floor Office

- Fully air-conditioned
- Open area reception
- Two (2) private offices
- Kitchen
- Washrooms and shower

PARKING:

Common area parking stalls out front plus loading stall at rear of unit

LEASE RATE:

\$22.00 per sq. ft. plus GST (or) \$3,701.50 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$7.67* per sq. ft. plus GST (or) \$1,290.48* per month plus GST
**Not including Heat & Light*

AVAILABLE:

Immediately

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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