



# FOR LEASE

OFFICE/WAREHOUSE

**#204 - 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 quick and easy access to all major transportation networks, nearby Commercial cores and the rapidly expanding communities of Burnaby, Richmond, Delta, Surrey, Langley and the Tri-Cities.

**ZONING:**

M5

**AREA:**

Main Floor Office/Showroom:	591 sq. ft.
Main Floor Warehouse:	1,040 sq. ft.
Second Floor Office:	<u>663 sq. ft.</u>
Total:	2,294 sq. ft.

**FEATURES:**

<u>Main Floor Office/Showroom</u>	<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
- Excellent window frontage for an abundance of natural light	- 3 phase power	- Excellent window frontage
- Nicely finished improvements	- Approx. 19' clear ceiling height	- T-bar ceiling fluorescent lighting and fully carpeted
- Coffee bar and sink	- 9' ft. x 10' ft. Grade level loading door	- Open area reception
- One (1) washroom with a shower	- Excellent LED lighting	- Two (2) private offices
		- Kitchen
		- Washroom

**PARKING:**

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

**LEASE RATE:**

\$22.00 per sq. ft. plus GST (or) \$4,205.67 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:**

\$8.16\* per sq. ft. plus GST (or) \$1,559.08\* per month plus GST

*\*Not including Heat and Light*

**AVAILABLE:**

September 1, 2024

**For Further Information, Please Contact:**

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

*\*Personal Real Estate Corporation*

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