



FOR LEASE

HIGH QUALITY SECOND FLOOR OFFICE - RIVERWAY BUSINESS PARK
#269 - 5489 BYRNE ROAD, BURNABY, BC



LOCATION:

Primely 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

AREA:

1,628 square feet

FEATURES:

- Golf course views
- Nicely finished flooring
- Two (2) private offices
- Boardroom
- Kitchenette
- Two (2) private washrooms, one (1) with Shower
- Two (2) skylights
- Air-conditioning

PARKING:

Four (4) assigned parking stalls

LEASE RATE:

\$22.00 per sq. ft. plus GST (or) \$2,984.67 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$7.58* per sq. ft. plus GST (or) \$1,028.35* per month plus GST
**Not including Heat & Light*

AVAILABLE:

August 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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