



# FOR SUB-LEASE

## OFFICE / WAREHOUSE - RIVERWAY BUSINESS PARK #103 - 5489 BYRNE ROAD, BURNABY, BC



- LOCATION:** This unit is primarily located in the **Riverway Business Park** on Marine Way and Byrne Road, a high volume intersection directly across from Marine Way Market and 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.
- AREA:** 1,489 sq. ft.
- ZONING:** M-5
- FEATURES:**
- Byrne Road exposure
  - Open area showroom/office
  - Grade level loading door
  - Excellent glazing
  - Nicely carpeted throughout showroom/office
  - Coffee bar and sink
  - One (1) private washroom
- PARKING:** Three (3) parking stalls
- LEASE RATE:** \$20.00 per sq. ft. plus GST (or) \$2,481.67 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$11.29 per sq. ft. plus GST (or) \$1,400.90 per month plus GST
- AVAILABLE:** Immediately
- LEASE EXPIRY:** July 31, 2026

For Further Information, Please Contact:  
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