



FOR LEASE
OFFICE/WAREHOUSE
GLENLYON BUSINESS PARK
#103 – 5108 NORTH FRASER WAY, BURNABY, BC



LOCATION:

Glenlyon Centre is located on North Fraser Way in Burnaby's newest and most desirable multi-purpose business address. This prime central Metro Vancouver location offers your business all amenities and convenience within a spectacular urban setting. Features include a water front park and walkway, shopping & banking close by, excellent access to Marine Way, The Richmond Connector, The Trans Canada Highway, The South Fraser Perimeter Road, Downtown Vancouver and the Vancouver International Airport.

ZONING:

CD M2-M5

AREA:

1,960 sq. ft.

FEATURES:

Main Floor Warehouse

- 1,260 sq. ft.
- Rear warehouse with grade loading
- 10' ft. to 19' ft. clear ceiling heights
- 3 phase, 208 volt, 100 amp electrical supply
- One (1) handicap accessible washroom
- One (1) skylight

Second Floor Office

- 700 sq. ft.
- Excellent glazing providing an abundance of natural light
- Two (2) private offices
- Open area work plan
- 28 ounce carpeting
- One (1) skylight
- Coffee bar and sink
- One (1) fully finished washroom

PARKING:

Four (4) Parking Stalls including loading area

LEASE RATE:

\$22.00 per sq. ft. plus GST (or) \$3,593.33 per month plus GST

OPERATING COSTS &

PROPERTY TAXES:

\$8.73* per sq. ft. plus GST (or) \$1,425.91* per month plus GST
* Excluding Heat & Light

AVAILABLE:

With 30 days notice

For Further Information, Please Contact:

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

**Personal Real Estate Corporation*

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