



FOR SUB-LEASE OFFICE/WAREHOUSE #174 - 5489 BYRNE ROAD, BURNABY, BC



- LOCATION:** Primely located in the Riverway Business Park, which is situated just a ½ 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.
- AREA:** 1,506 square feet
- ZONING:** M-5
- FEATURES:**
- T-Bar Ceiling
 - Coffee Bar and Sink
 - 3 phase 100 amp electrical service
 - Handicapped accessible washroom
 - 10' ceiling height warehouse area
 - One (1) rear grade level loading door
- PARKING:** Four (4) parking stalls – two (2) at front of unit and two (2) at rear of unit including loading area.
- LEASE RATE:** \$25.00 per sq. ft. plus GST (or) \$3,137.50 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$8.68* per sq. ft. plus GST (or) \$1,089.54* per month plus GST
**Not including Heat & Light*
- LEASE EXPIRY:** May 31, 2026

For Further Information, Please Contact:
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