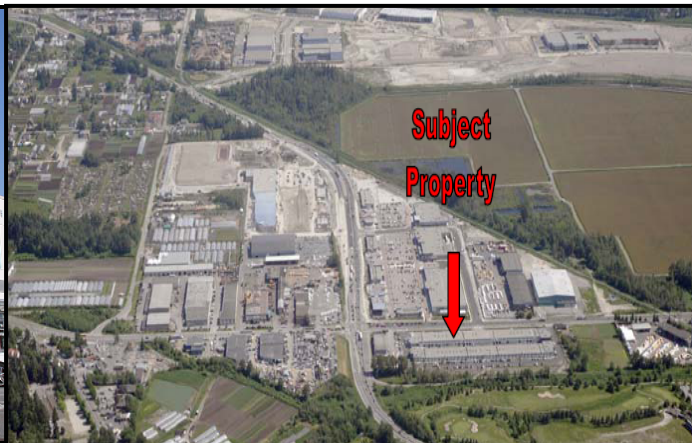


FOR LEASE

BEST RATE QUALITY OFFICE/WAREHOUSE – RIVERWAY BUSINESS PARK

5489 – 5589 BYRNE ROAD, BURNABY, BC



LOCATION:

These units are primly 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

ZONING:

M-5

UNIT FEATURES:

Main Floor Showroom/Warehouse

- Byrne Road exposure
- HVAC throughout
- Large open area showroom/office areas
- High ceiling warehouse
- Two (2) grade level loading doors
- Excellent glazing
- Coffee bar and sink
- One (1) private washroom

Second Floor Office

- HVAC throughout
- Six (6) private offices
- One (1) boardroom
- Two (2) private washrooms

OFFICE/SHOWROOM/WAREHOUSE UNITS:

5589 Byrne Road

UNIT #	MAIN FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL AREA SQ. FT.	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING	AVAILABLE
123/ 124	3,130	1,500	4,630	\$8,488.33	\$4,707.17*	\$13,195.50	8	Immediately

*Not including Heat & Light

For Further Information, Please Contact:

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

*Personal Real Estate Corporation

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