

# **FOR LEASE**

## **OFFICE/WAREHOUSE**

### **#179 - 5489 BYRNE ROAD, BURNABY, BC**



**LOCATION:**

This unit is primly 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:**

1,506 square feet

**ZONING:**

M-5

**FEATURES:**

- Over 700 square feet of fully improved and well finished office / showroom space
- One (1) private office
- Fluorescent lighting
- Vinyl plank flooring throughout office area
- Coffee bar and sink
- 3 phase 100 amp electrical service
- 10' ceiling height warehouse area
- Grade level loading door
- Handicapped accessible washroom

**PARKING:**

Two (2) parking spaces out front, one (1) parking space in rear plus loading area

**LEASE RATE:**

\$21.00 per sq. ft. plus GST (or) \$2,635.50 per month plus GST

**OPERATING COSTS**

**& PROPERTY TAXES:** \$9.12\* per sq. ft. plus GST (or) \$1,144.00\* per month plus GST

*\*Excluding Heat and Light*

**AVAILABLE:**

August 1, 2025

**For Further Information, Please Contact:**

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

**\*Personal Real Estate Corporation**

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