

**FOR
LEASE**

**OFFICE/SHOWROOM/WAREHOUSE
5589 BYRNE ROAD
BURNABY, B.C.**



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FOR LEASE

OFFICE/SHOWROOM/WAREHOUSE

5589 BYRNE ROAD

BURNABY, B.C.

LOCATION:

Primely located in the Riverway Business Park just off of the intersection of Marine Way and Byrne Road and directly across from the Marine Way Market and Big Bend Shopping Centre which together 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

AREA:

Main Floor Showroom:	750 sq. ft.
Main Floor Warehouse:	815 sq. ft.
Second Floor Office:	750 sq. ft.
Total:	2,315 sq. ft.

FEATURES:

Main Floor Showroom

- Open area plan
- Nicely finished floors
- One (1) handicap accessible washroom

Main Floor Warehouse

- 19' ft. clear ceiling heights
- One (1) 8' x 8' loading door
- Windows at rear of warehouse providing natural light

Second Floor Office

- Two (2) private offices
- Open reception area
- Coffee bar and sink
- One (1) washroom

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5589 Byrne Road

UNIT #	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
111	2,315	\$3,858.33	\$2,345.87*	\$6,204.20	4	Sept. 1, 2026

*Not including Heat & Light

For Further Information, Please Contact:

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