

FOR LEASE > KASK CORPORATE CENTRE

# 9000 Bill Fox Way

FIRST CLASS OFFICE/WAREHOUSE UNITS IN SOUTH BURNABY



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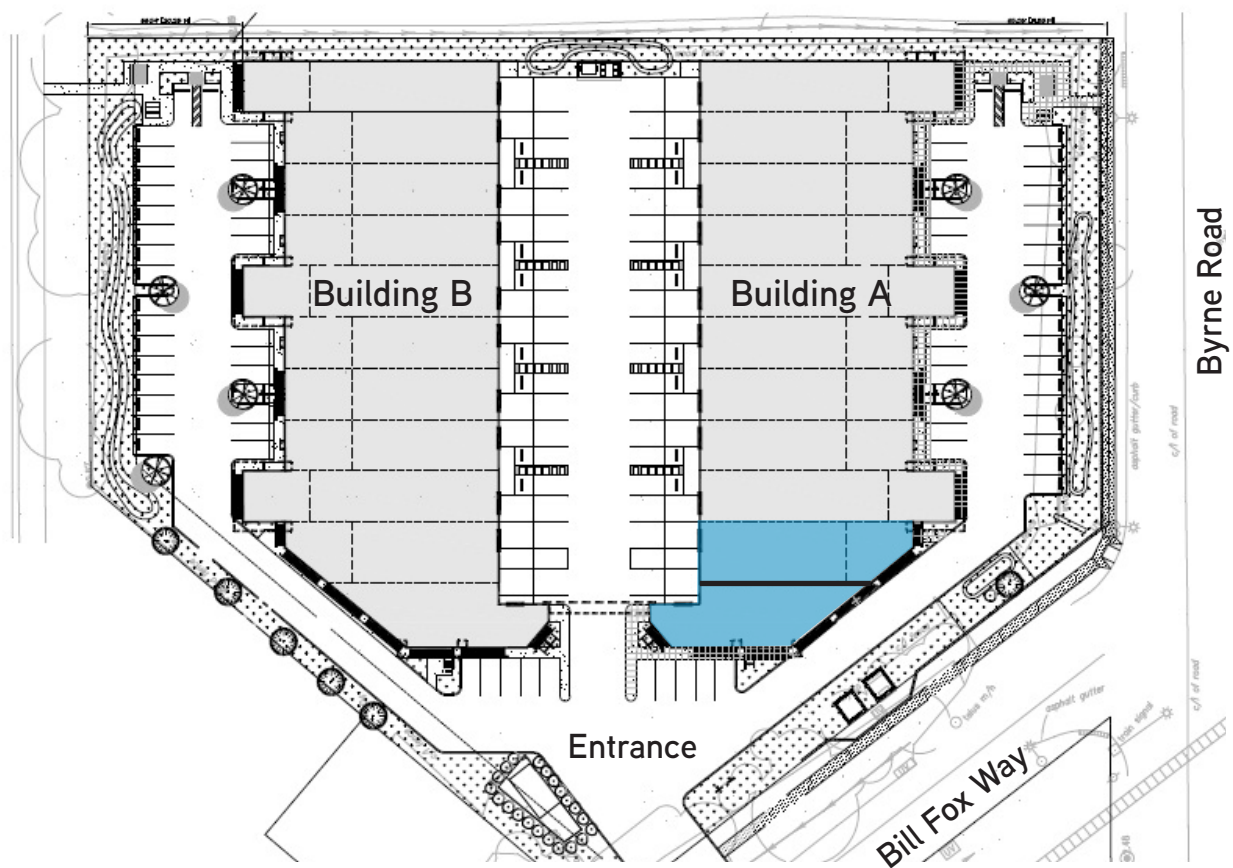


## Location

This incredibly well located facility is situated on the West side of Byrne Road, on the North corner of Bill Fox Way (the entrance to Riverway Golf Course) in the industrial area of South Burnaby. This location offers the benefits of a large employment base, brand new retail amenities at Market Crossing (Marine Way & Byrne Road) and excellent access and exposure. Public Transit is provided via regularly scheduled bus routes with the closest stop directly across Byrne Road from the property. Numerous running and walking trails through Riverway Golf Course and nearby parks bordering the Fraser River are quickly accessible from this well located facility.

With the current vacancy rate in Burnaby at just over 1%, this opportunity provides an ideal solution to small and medium sized companies who want to move their business to one of the most sought areas in Metro Vancouver.

## Site Plan



KASK CORPORATE CENTRE

FOR LEASE

9000 BILL FOX WAY, BURNABY

Available Areas

Unit #	Main Floor (SF)	Second Floor (SF)	Total (SF)
101	1,876	-	1,876
201	-	1,966	1,966
102	2,282	-	2,282
Total Combined			6,124

\*UNITS CAN BE LEASED SEPERATELY OR COMBINED

Building Features

- > 24’ clear ceilings in warehouse
- > Grade level loading
- > Improved with a mix of private & open plan office
- > 11 reserved parking stalls
- > Zoned M-5 (Light Industrial) allowing a wide variety of industrial office service, and commercial uses.
- > Excellent exposure to Byrne Road
- > Close proximity to retail amenities

Availability

June 1st, 2019 (may be able to accomodate earlier occupancy)

Lease Rate

\$15.00 per square foot, net

Additional Rent

\$6.89 per square foot, net





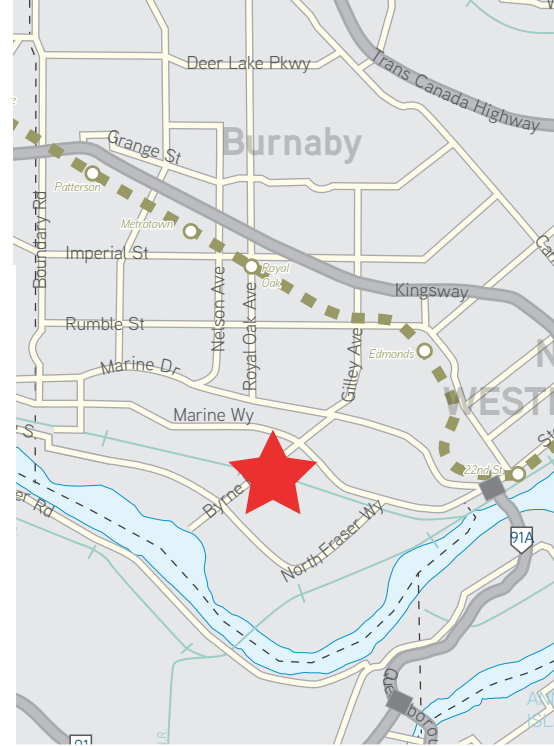
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BURNABY, BC

## Kask Corporate Centre

Professionally owned and managed by Kask Ventures Corp.



## Contact

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