



For Lease

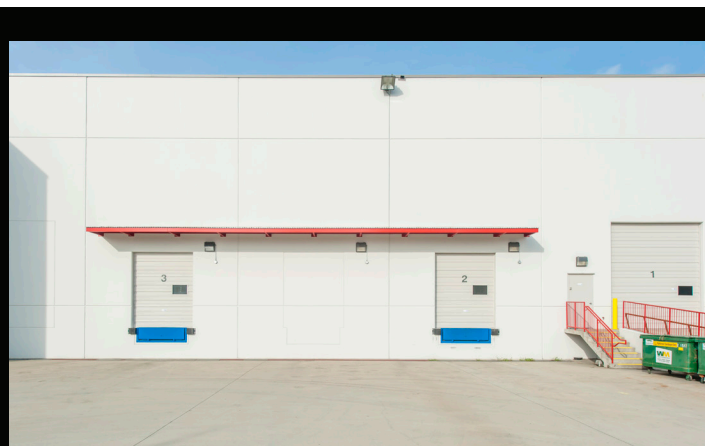
Unit 100 - 7885 North Fraser Way

Opportunity

An opportunity to occupy 10,464 SF of office/showroom and warehouse space in Burnaby Business Centre, located in the Big Bend industrial area of South Burnaby. This property offers excellent nearby amenities and a high standard of quality and aesthetics in the master planned business park.

Contact

Greg Lane, Vice President
Personal Real Estate Corporation
604 692 1442
greg.lane@colliers.com



Features

Rentable Area

Office: 1,950 SF

Warehouse: 8,514 SF

Total: 10,464 SF

Availability

March 1, 2024. Contact the listing agent for potential earlier occupancy.

Lease Rate

By proposal

Op Costs & Taxes

\$6.24 per SF plus mgmt fee (2023 estimate)

Clear Height

26'

Power

3 phase electrical service, 125 amps 347/600 volt

Loading

Two (2) dock loading doors, one (1) grade door

Floor Load Capacity

500 lbs per SF

Zoning

M-5 Industrial, allowing for light manufacturing, warehousing, commercial, service and ancillary office uses.

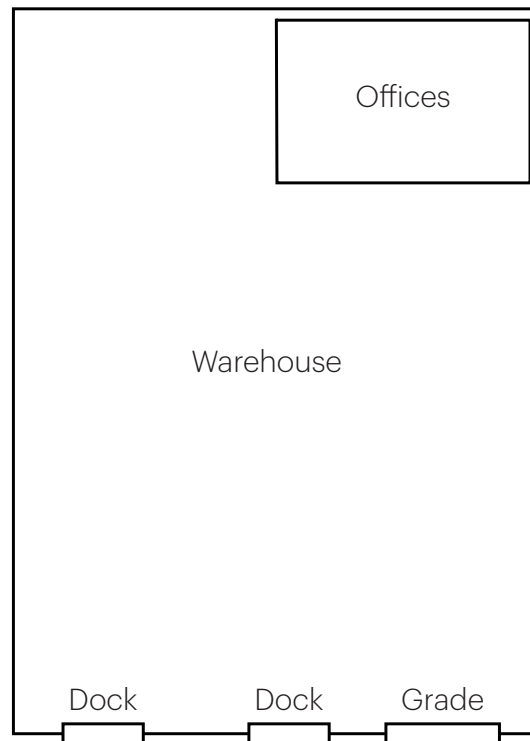
Construction

Concrete tilt up with extensive glazing. Quality offices include reception area, washrooms, private offices, open plan workspace and lunchroom.

Network

Telus Fibre hub in the building

Main Floor Plan



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