

FOR LEASE

**First Class Flex Office
and Warehouse Facility**

**3711-3771 North Fraser Way,
Burnaby, BC**

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Marine Way Business Centre

Colliers
INTERNATIONAL



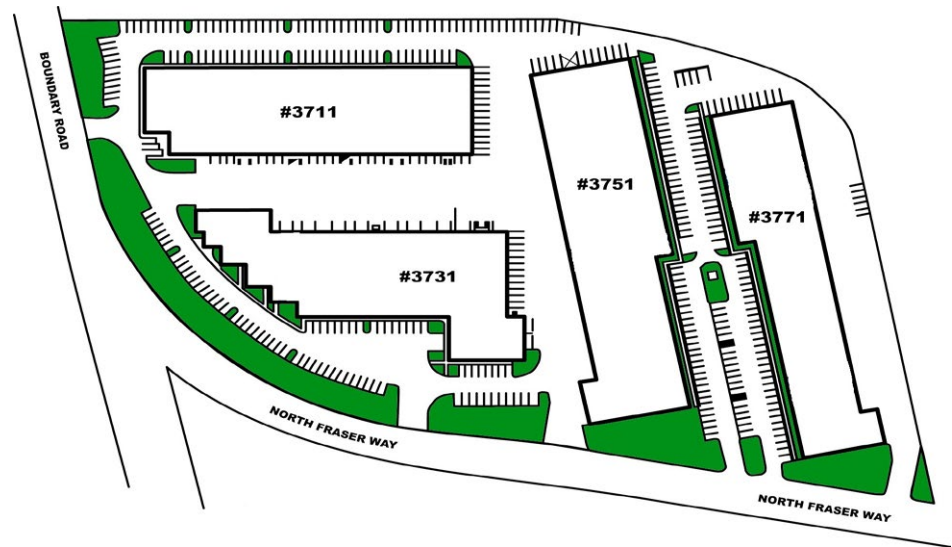
Opportunity

Marine Way Business Centre is a modern, Tier-1 flex industrial facility centrally located in the Big Bend area of South Burnaby. It features a unique opportunity to lease a “flex” office and industrial unit offering exceptional cost savings and timing advantages compared to new construction. The units are serviced with a mix of dock level and/or grade level loading doors as well as an abundance of available car parking offering maximum flexibility to occupiers.

Location

The subject property is situated east of Boundary Road, south of Marine Way, and just north of the Fraser River, within the Big Bend industrial area in South Burnaby. This convenient location provides excellent access to nearby municipalities, including South Vancouver, Richmond, and New Westminister.

Site Plan





Available Areas*

Unit	Total Area (SF)	Flex Area** (SF)	Warehouse Area (SF)	Loading	Net Lease Rate (per SF, per annum)	Additional Rent (2019 Estimate)	Zoning	Availability
3711 NORTH FRASER WAY								
50	16,517	6,100	10,417	3 Dock	\$13.50	\$5.96	CD	April 2019
3751 NORTH FRASER WAY								
207	3,180	3,180	-	N/A	\$12.50 per SF (gross)	Included	M2	Immediate
3771 NORTH FRASER WAY								
1	9,317	4,569	4,748	2 Grade	\$12.50	\$5.91	M2	Immediate

*All areas are approximate and to be verified by tenant

**Office, lab and production/storage space

Key Highlights

- › Professionally owned and managed by B.U.K. Investments Ltd.
- › Premiere corporate image and identity
- › First class office space, customized to suit
- › Dock and grade level loading
- › 21'3" clear ceiling height
- › Attractive landscape and architecture
- › Ample parking and truck maneuvering room
- › CD (based upon a combination of M2 and M5; allowing a broader mix of office uses)





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