

FOR LEASE

**First Class Flex Office
and Warehouse Facility**

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

STEFAN MORISSETTE

Personal Real Estate Corporation
Vice President

TEL: 604 692 1428

stefan.morissette@colliers.com

SEAN BAGAN

Senior Associate

TEL: 604 661 0821

sean.bagan@colliers.com

Marine Way Business Centre

Colliers
INTERNATIONAL



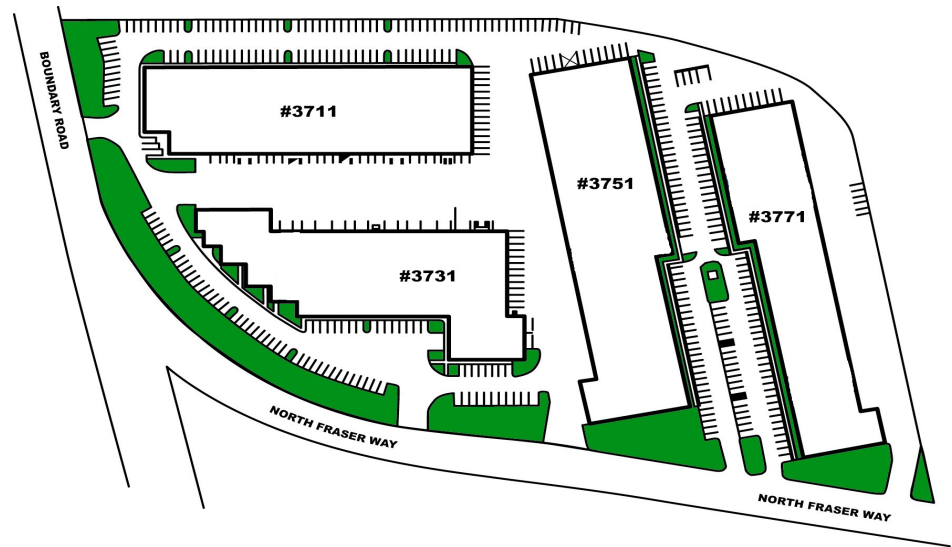
Opportunity

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	Zoning	Availability
3711 NORTH FRASER WAY								
50	16,402	5,868	10,534	3 Dock	\$13.50	\$5.90	CD	April 2019
3751 NORTH FRASER WAY								
1	10,200	4,700	5,500	2 Dock	\$12.50	\$5.85	M2	Immediate
207	3,180	3,180	-	N/A	\$12.50 per SF (gross)	Included	M2	Immediate
3771 NORTH FRASER WAY								
1	9,219	4,861	4,538	2 Grade	\$12.50	\$5.77	M2	December 2018
6-8	6,000	500	5,500	3 Grade	\$12.50	\$5.77	M2	March 2019

*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" up to 21'9" 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)





COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.collierscanada.com

STEFAN MORISSETTE
Personal Real Estate Corporation
Vice President
TEL: 604 692 1428
stefan.morissette@colliers.com

SEAN BAGAN
Senior Associate
TEL: 604 661 0821
sean.bagan@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.