

AVISON
YOUNG

4200 NORTH FRASER WAY

FOR SALE OR LEASE | BURNABY, BC



Opportunity to lease or own a single- or multi-occupant building in Burnaby's Glenlyon Business Park with ample on-site parking and repositioning potential

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PROPERTY SUMMARY

Civic address

4200 North Fraser Way, Burnaby, BC

Legal description

LOT 2 DISTRICT LOT 164 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP31818

PID

023-686-812

Lot size

2.394 acres / 9,688.174 square metres

Rentable area

1st Floor, East	11,188 sf
1st Floor, West	10,298 sf
2nd Floor, East	11,357 sf
2nd Floor, West	10,119 sf
TOTAL	42,962 sf

Available

Immediately

Basic rent & inducements

Contact listing agents

Additional rent

\$10.40 psf (2025 estimate)

Year built

2007

Parking

3 stalls per 1,000 sf

Floor loads

1st Floor: 250 lbs/sf
2nd Floor: 50 lbs/sf

Power

1,600 amps 3 phase 120v/208v



FULLY EQUIPPED GYM

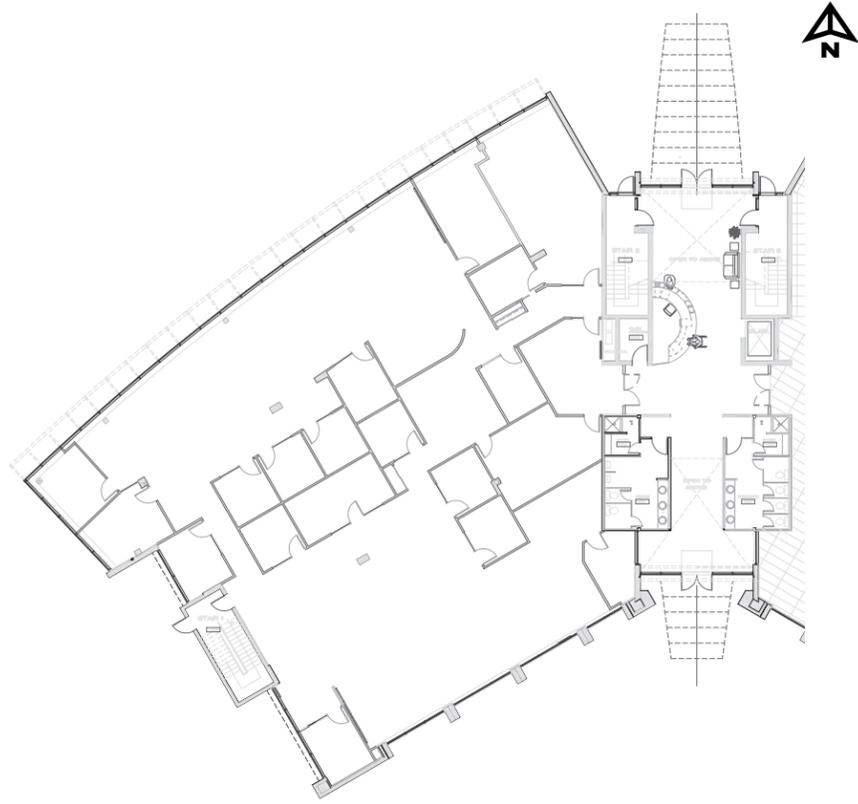
PROPERTY HIGHLIGHTS

-  Beautiful double-height lobby
-  Fully equipped gym
-  End-of-trip shower facilities
-  Ample on-site parking

1ST FLOOR, WEST

10,298 SF

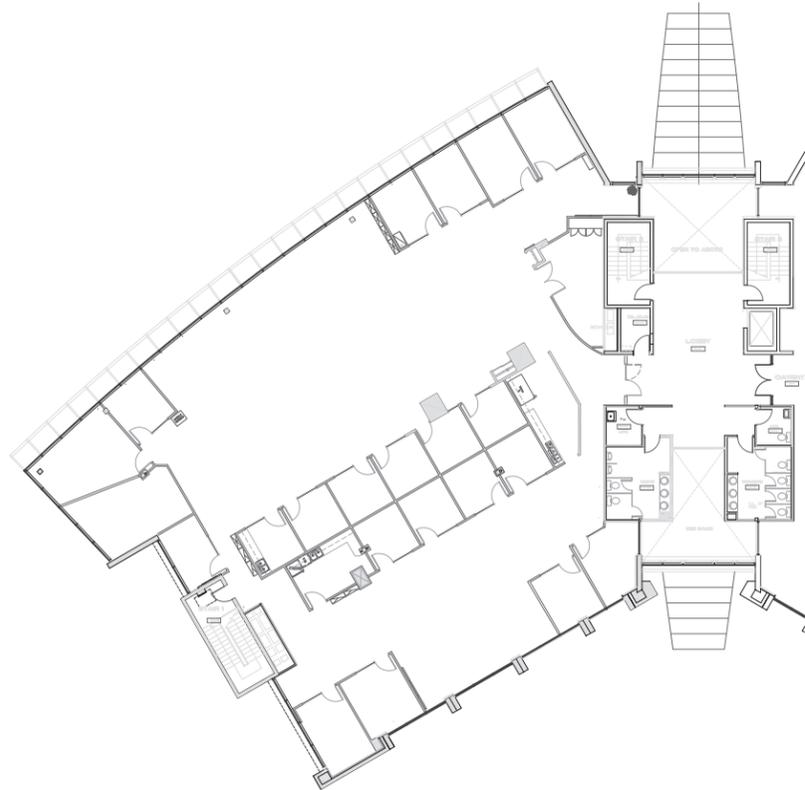
- Eighteen (18) offices
- Several boardrooms & meeting rooms
- One (1) storage room
- Ample open area



2ND FLOOR, WEST

10,119 SF

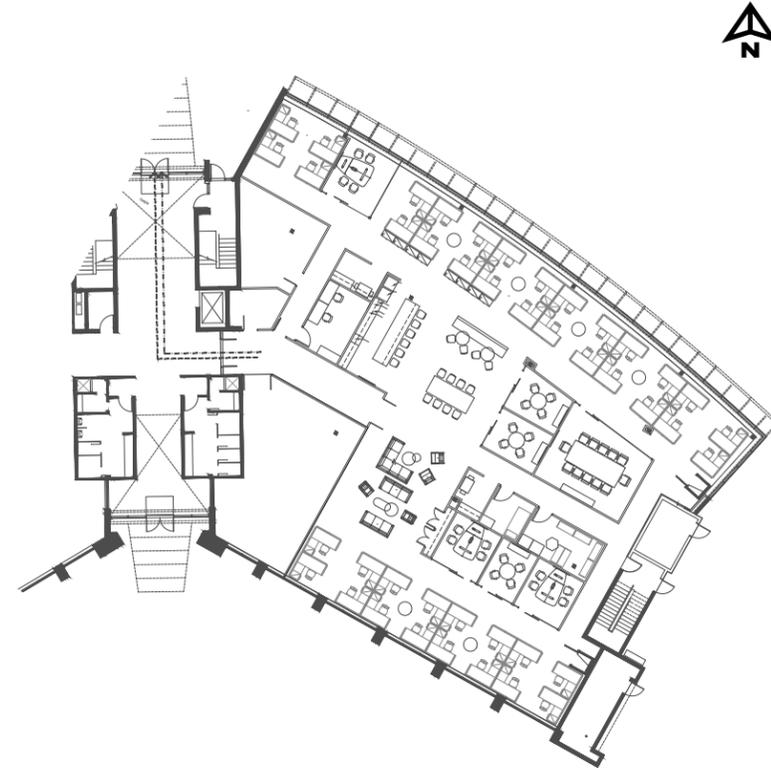
- Eleven (11) offices
- Three (3) meeting rooms
- Two (2) boardrooms
- Kitchen & staff room
- Server room
- Open area



1ST FLOOR, EAST

11,188 SF

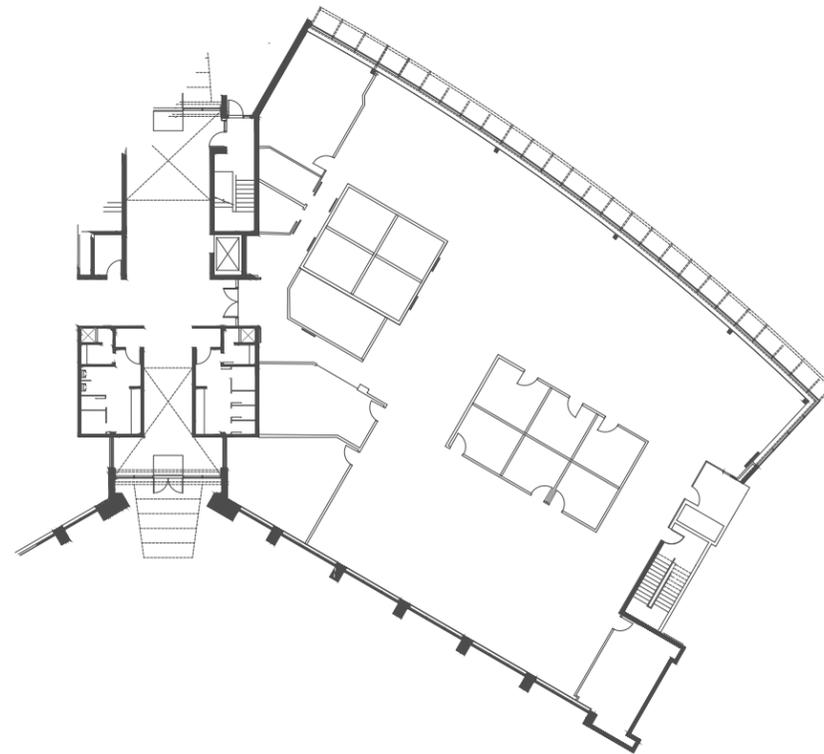
- Nicely improved & furnished space
- Open area with forty-two (42) workstations
- Three (3) offices
- Three (3) meeting rooms
- One (1) boardroom
- Two (2) phone booths
- Two (2) storage rooms
- Two (2) copy & print areas
- Kitchen & lounge area
- Server room
- First aid room



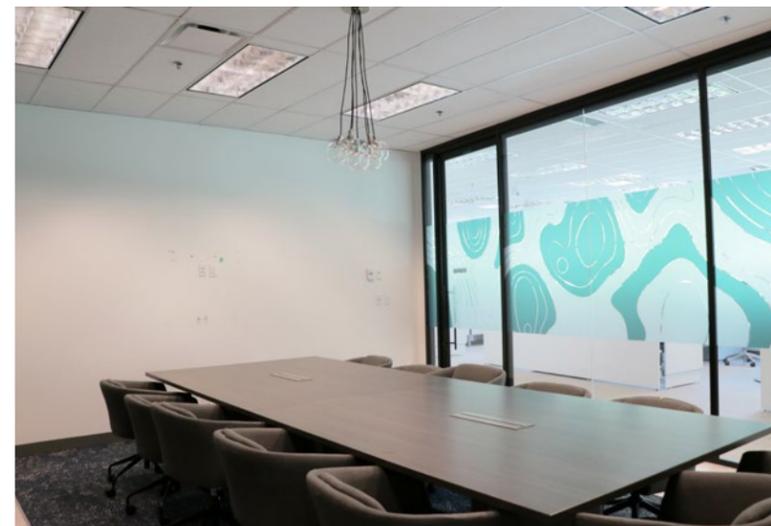
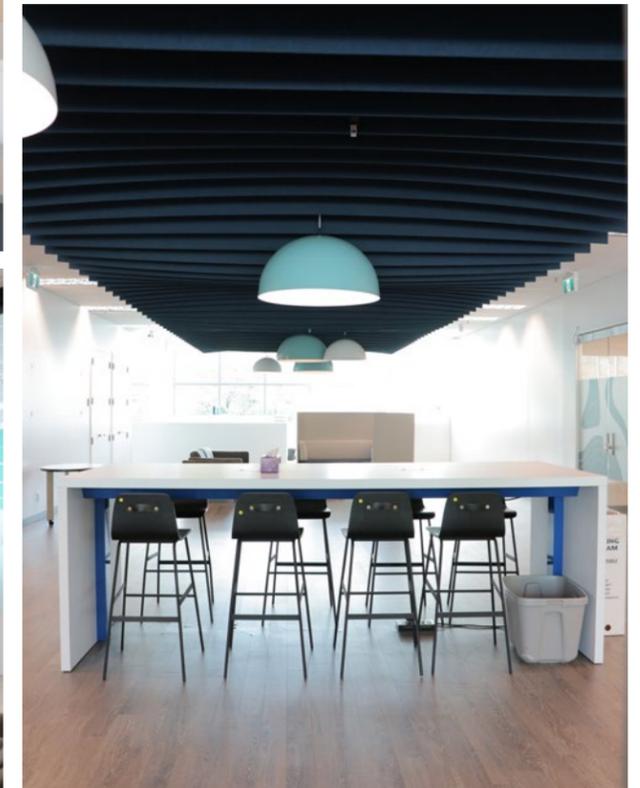
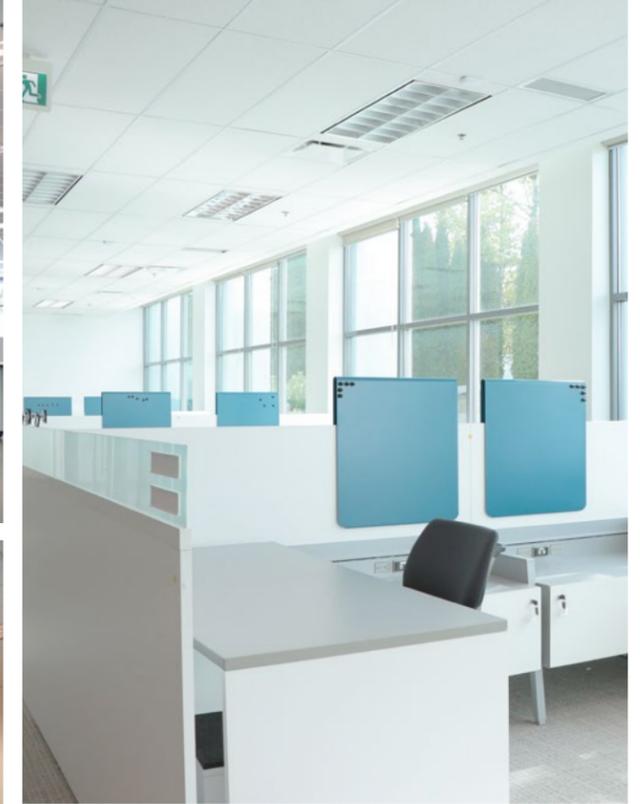
2ND FLOOR, EAST

11,357 SF

- Twenty (20) offices
- Three (3) meeting rooms
- Two (2) kitchens
- One (1) storage room

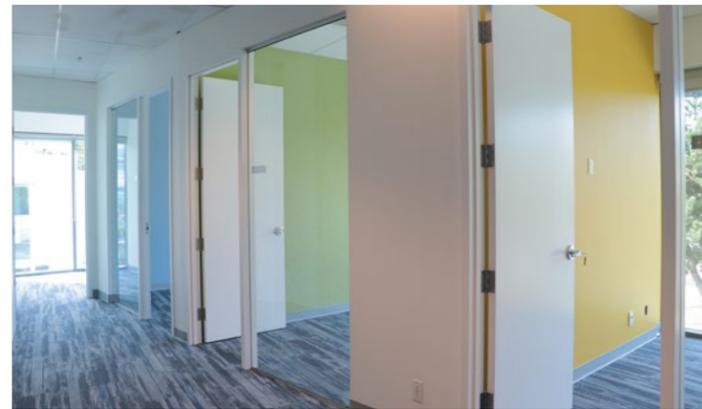
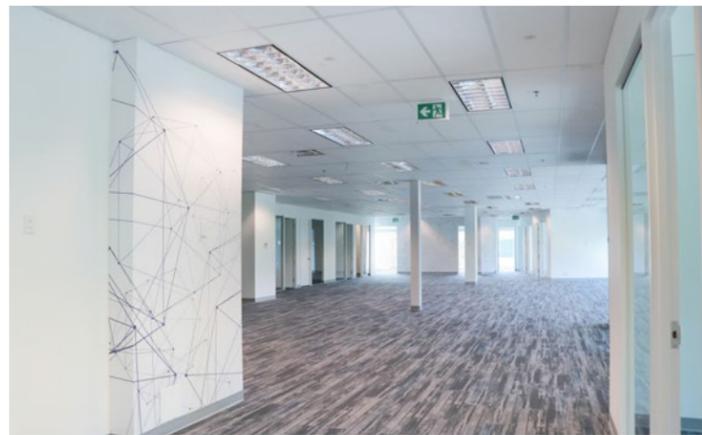
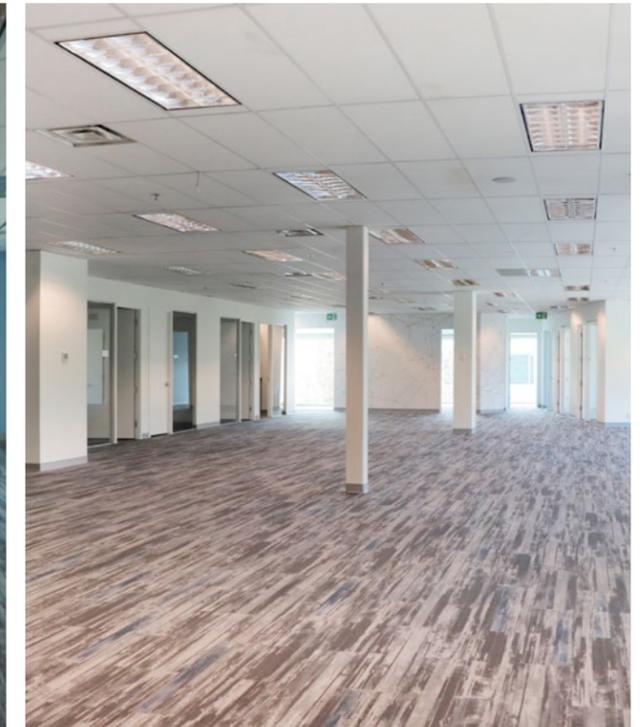


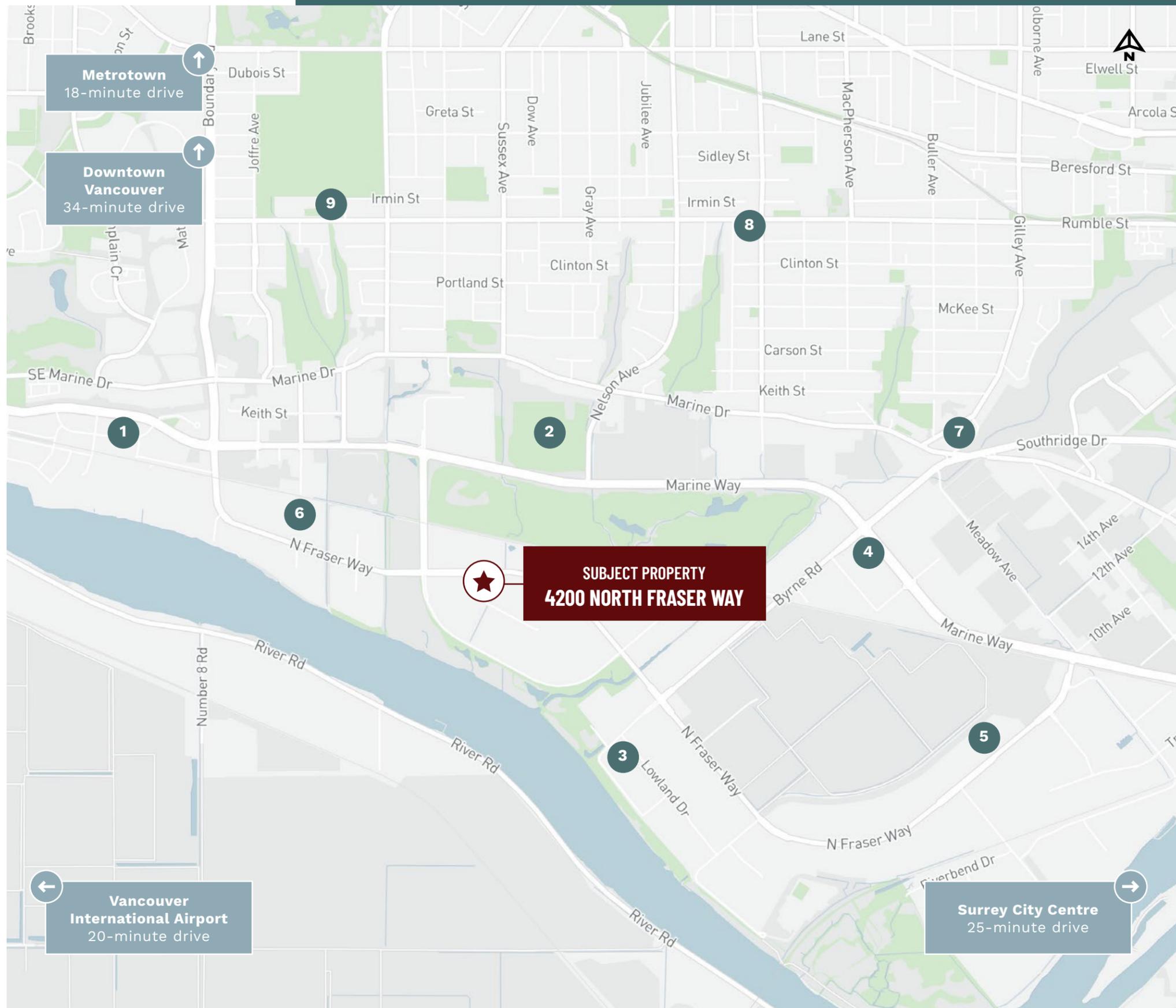
1ST FLOOR



FURNITURE INCLUDED

2ND FLOOR





LOCATION

4200 North Fraser Way is strategically positioned in Burnaby's Big Bend neighbourhood, a key high-end office and industrial commercial hub. This prime location offers excellent visibility and accessibility, with convenient connections to major transportation routes, including Highways 1 and 17, facilitating efficient logistics and distribution being only a 20-minute drive from YVR International Airport.

The property is situated along the scenic Fraser River, enhancing the overall appeal of the site. The surrounding area is a blend of industrial parks and commercial enterprises, providing a robust network of potential business partners and customers. This vibrant community is further complemented by nearby amenities, including restaurants, retail options and recreational spaces, creating a balanced work-life environment for employees.

With its advantageous location and supportive infrastructure, 4200 North Fraser Way is an ideal choice for businesses seeking to establish a strong presence in the Greater Vancouver area.

NEARBY AMENITIES

1. River District
2. Riverway Sports Complex
3. Burnaby Fraser Foreshore Park
4. Marine Way Market
5. JJ Bean Coffee Roasters
6. Olivo Cafe
7. Byrne Creek Trail
8. Anytime Fitness
9. Eminent Stars Daycare



Platinum member

Contact for more information

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