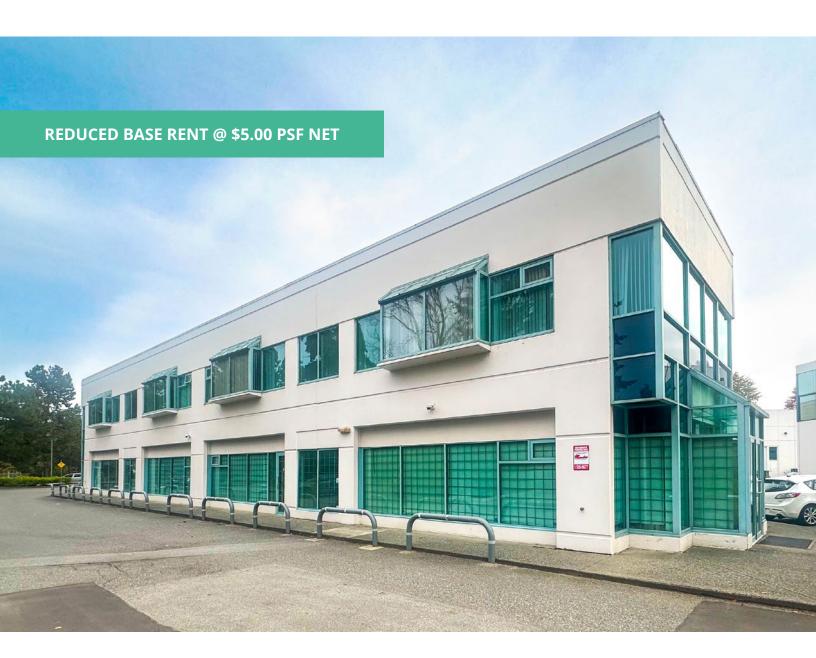


For Lease

Suite 260/270 - 3700 North Fraser Way Burnaby, BC



Avison Young is pleased to present the opportunity to lease 5,505 sf of office space within the Big Bend area of South Burnaby.

Robin Buntain*, Principal 604 647 5085 robin.buntain@avisonyoung.com

*Robin Buntain Personal Real Estate Corporation

Rhys Cartwright, Senior Associate 604 647 1334

rhys.cartwright@avisonyoung.com

For Lease



Property details

SIZE

5,505 sf

*Opportunity to be combined with 9,486 sf ground floor flex industrial space.

LEASE RATE

\$18.00 psf

ADDITIONAL RENT

\$5.00 psf net

YEAR BUILT

1991



Opportunity

Opportunity to lease 5,505 sf of 2nd floor office space in the industrial node of Big Bend, just off Marine Way. The premises features views overlooking the Fraser River and consists of built out office, boardrooms and a kitchen.

Location

3700 North Fraser Way benefits from its proximity to major transportation routes, including Highway 1 and the Queensborough and Knight Street bridges. You can find a mix of businesses, including manufacturing, distribution, and service-oriented establishments. Nearby retail amenities include; Cactus Club Café, McDonald's, Starbucks, Tim Hortons, Olivo Café, Goldilocks Bake Shop, White Spot, Shell Gas Station, Boston Pizza, and Riverway Golf Course. River District, Marine Way Market, and Big Bend Crossing are minutes away with a multitude of retail offerings.

Property highlights



2 private offices



2 boardrooms / meeting rooms



Kitchen/lounge



Predominately open area



Beautiful views of the Fraser River

Area highlights



10 minute egress to Highway 1 via Boundary Road



5 minutes to River District, Marine Way Market, and Big Bend Crossing



Easily accessible from Richmond, New Westminster, Delta, Surrey

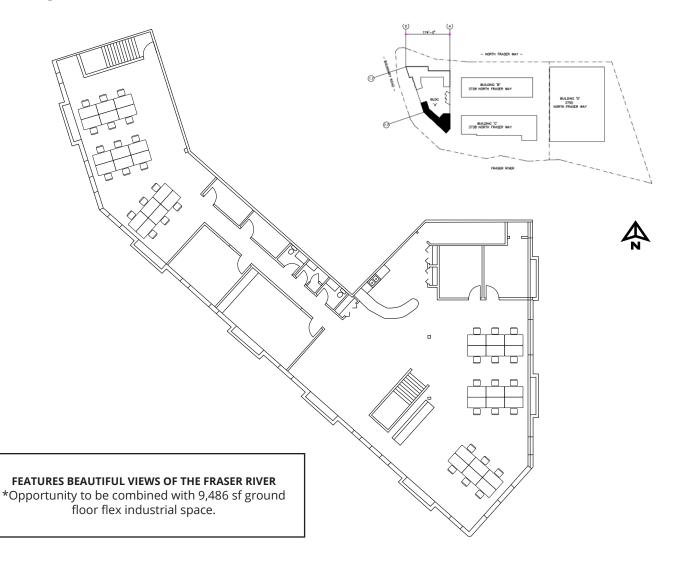


Transit friendly with bus access to Metrotown and Edmonds SkyTrain stations





Floor plan





Contact for more information

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