

**AVISON
YOUNG**

For Lease

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

REDUCED BASE RENT @ \$5.00 PSF NET



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

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**Robin Buntain Personal Real Estate Corporation*

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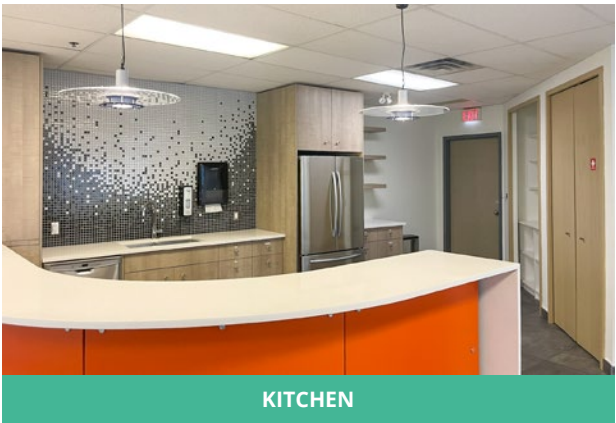
For Lease

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



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



KITCHEN

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

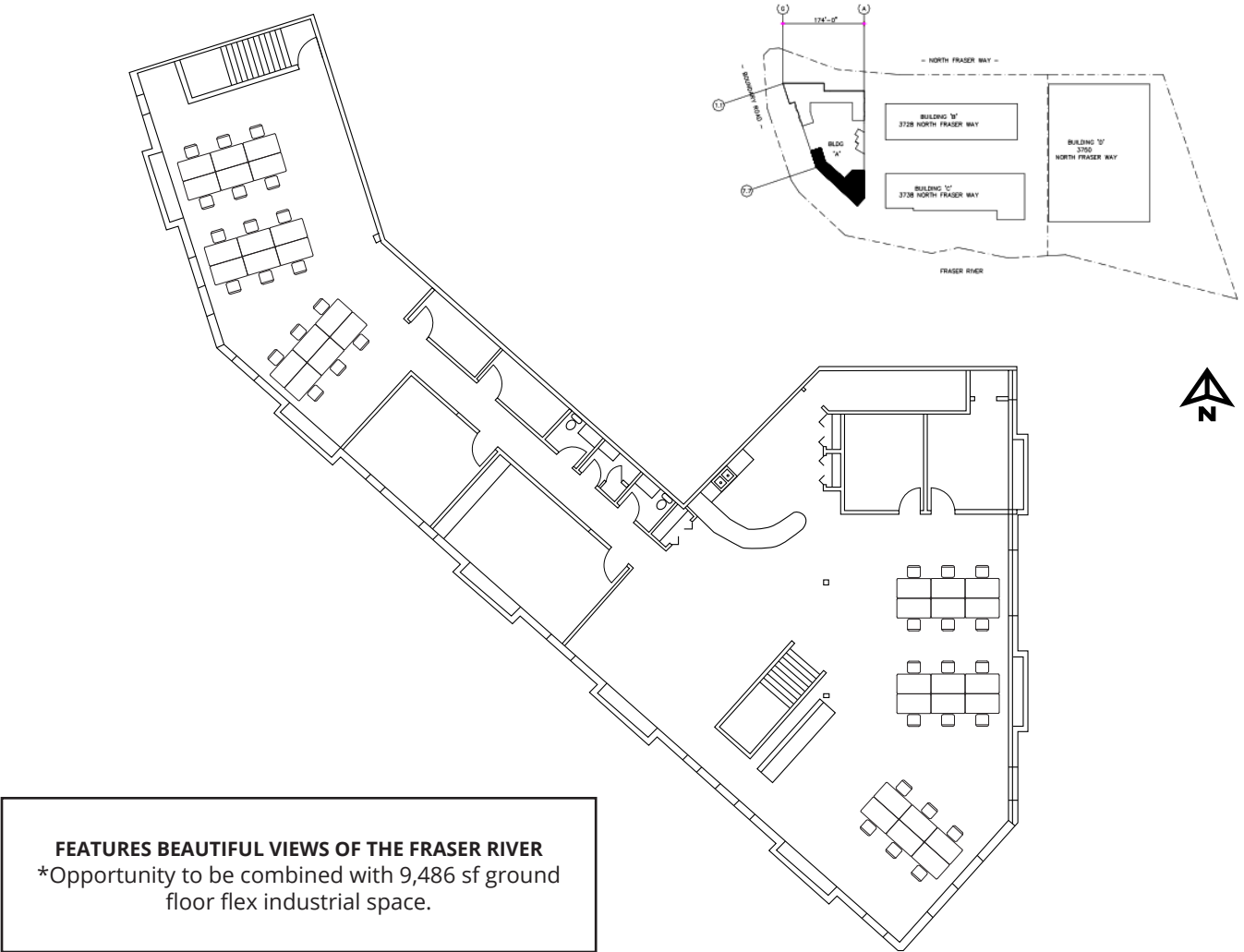


TWO (2) PRIVATE OFFICES



EFFICIENT OPEN AREA WITH ENTRANCE STAIRCASE

Floor plan





DRIVE TIMES

1
min

WESGROUP'S
RIVER DISTRICT

5
min

MARKET CROSSING

8
min

METROTOWN

25
min

DOWNTOWN
VANCOUVER

Contact for more information

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**AVISON
YOUNG**

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