

**201 - 5108 NORTH FRASER WAY, BURNABY**  
2,144 SF OFFICE SPACE LOCATED IN GLENLYON CENTRE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**MATTHEW HO**  
PERSONAL REAL ESTATE CORPORATION  
matthew.ho@williamwright.ca  
604.428.5255

**STEVEN LAM**  
PERSONAL REAL ESTATE CORPORATION  
steven@williamwright.ca  
604.428.5255





## THE OPPORTUNITY

---

William Wright Commercial is pleased to present 201 5108 North Fraser Way, a 2,144 SF office space located in Glenlyon Centre within Burnaby's well-established Big Bend business district. The unit features excellent glazing on three sides, providing abundant natural light throughout the workspace. The layout includes 3 private offices, a boardroom, open work area, a lunchroom with coffee bar and sink, and 2 finished washrooms. Additional features include an independent HVAC system, skylight, and quality interior finishes. The unit is also accompanied by six dedicated parking stalls plus additional visitor parking stalls.



## PROPERTY HIGHLIGHTS

---



**Functional Layout:** With 3 private offices, a boardroom, open work area, and a dedicated lunchroom



**Excellent Natural Light:** Windows on three sides and a skylight provide abundant natural light throughout the space.



**Move-In Ready:** Includes two finished washrooms, independent HVAC system, and quality interior finishes.



**Ample Parking:** Six dedicated parking stalls plus additional visitor parking available within the complex

## SALIENT FACTS

---



**SIZE**  
+/- 2,144 SQFT

---



**PARKING**  
6 Stalls

---



**ZONING**  
CD M2-M5

---



**BASIC RENT**  
\$21/FT

---



**ADDITIONAL RENT**  
\$7/FT





## LOCATION

Situated within a professionally managed business park, the property offers convenient access to Marine Way, the Richmond Connector, the Trans-Canada Highway, and the South Fraser Perimeter Road, providing efficient connectivity across Metro Vancouver.

## CONTACT LISTING AGENTS

**MATTHEW HO**  
PERSONAL REAL ESTATE CORPORATION  
matthew.ho@williamwright.ca  
604.428.5255

**STEVEN LAM**  
PERSONAL REAL ESTATE CORPORATION  
steven@williamwright.ca  
604.428.5255