

UNIT 15-17 - 8980 FRASERWOOD COURT, BURNABY
6,016 SF OF TURNKEY WAREHOUSE/OFFICE SPACE

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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For Sublease 15-17 - 8980 Fraserwood Court

William Wright Commercial is pleased to present Units 15–17 at 8980 Fraserwood Court, a 6,016 SF industrial strata unit featuring 3,389 SF of turnkey office and 2,627 SF of warehouse space. The office component is fully built out with multiple private offices, boardrooms, and meeting areas, offering a move-in-ready solution for professional or technical users. The warehouse features a 10' x 12' rear grade-level loading door and 22' clear ceiling height, providing excellent functionality for storage and distribution. Located in South Burnaby's Fraserwood Business Park, this space is available for sublease until December 31, 2029, with potential to negotiate a new head lease.



Salient Facts

SIZE BREAKDOWN

Ground Floor: ± 2,627 SF

Second Floor: ± 3,389 SF

Total: ± 6,016 SF

PARKING

Ample

ZONING

CD, M5, and M5R

BASIC RENT

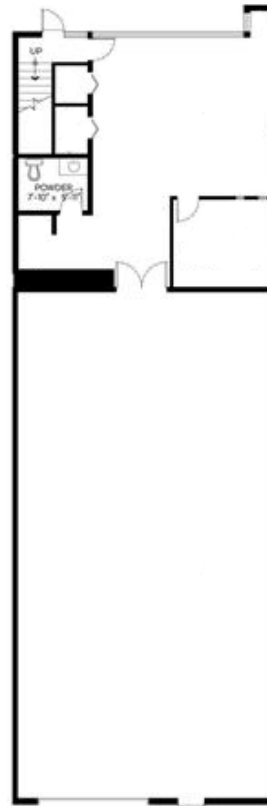
Contact Listing Agents

ADDITIONAL RENT

\$7.50/FT

FLEXIBLE LEASE OPTIONS

Available for sublease until December 31, 2029, with option to negotiate a new head lease



Ground Floor



Second Floor

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Fully Built-Out Office Space Improved Office With Private Offices And Boardrooms



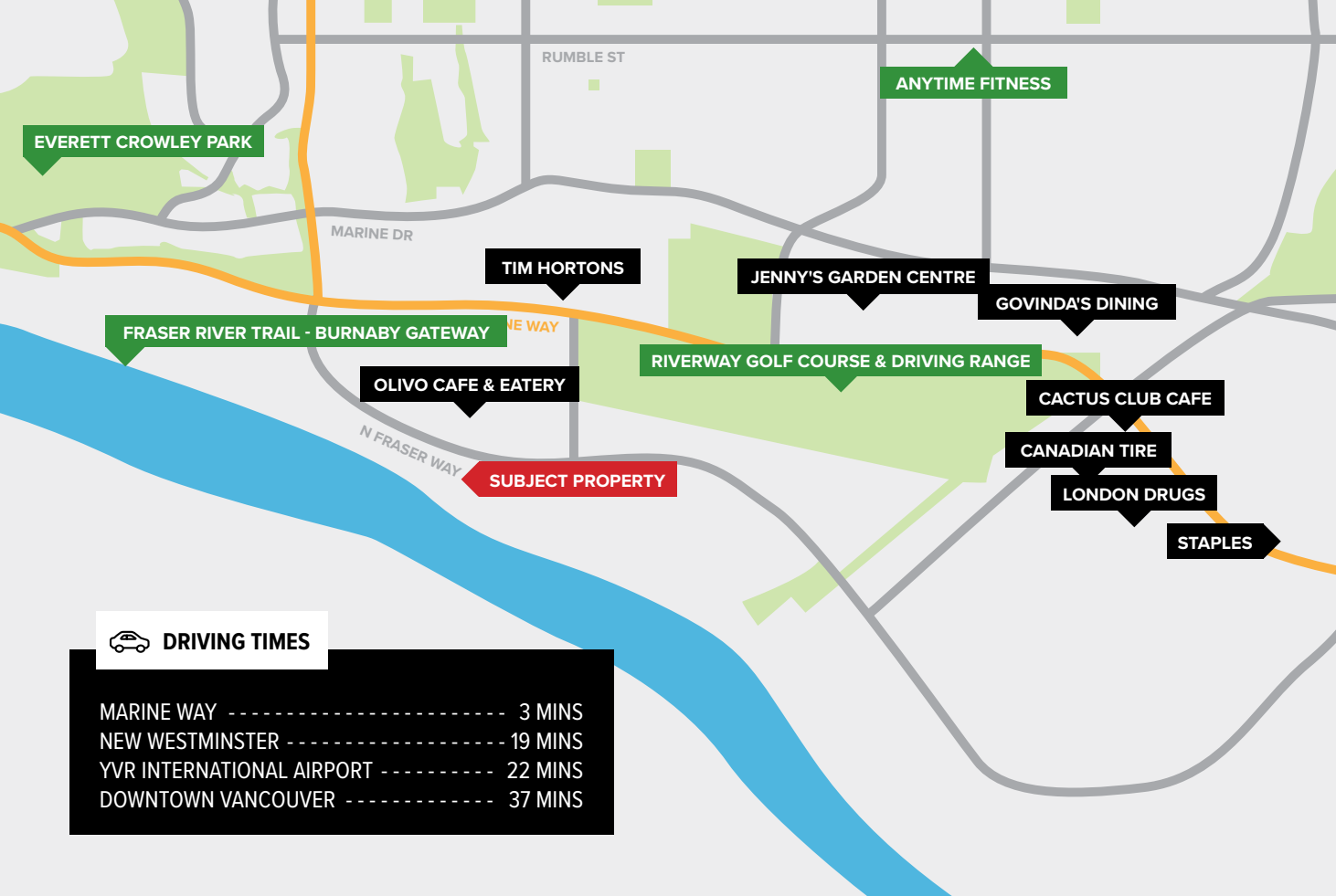
10' x 12' Rear Grade-Level Loading



22' Clear Ceiling Height

Big Bend In South Burnaby

8980 Fraserwood Court is located in the heart of the Big Bend area in South Burnaby, one of the city's most accessible and rapidly evolving business districts. The property benefits from excellent connectivity to major transportation routes, including Marine Way, Byrne Road, and Highway 91A, providing convenient access to Burnaby, Vancouver, Richmond, and New Westminister. Surrounded by a mix of industrial, commercial, and office developments, the area supports a wide range of business activities. Nearby amenities along Marine Way, such as restaurants, retail stores, and service providers, offer added convenience for employees and clients alike.



For More Information Contact

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