

FOR LEASE

# 3707 / WAYBURNE DRIVE

BURNABY, BC

2,000 SF OF NEWLY RENOVATED, GROUND FLOOR OFFICE SPACE



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## THE OPPORTUNITY

Opportunity to lease ground-floor office space near BCIT and transit. This unit offers open space with plenty of natural light and accessible washrooms with shower/end of trip facilities in a newly-renovated building.

## AVAILABLE AREA

Office: ± 2,000 SF

## PROPERTY HIGHLIGHTS

- Ample amount of natural light
- 3 parking stalls
- Two (2) washrooms
- Close to Transit and Skytrain

## ZONING

M1 - Industrial

## ASKING NET LEASE RATE

Contact listing agents

## ADDITIONAL RENT

\$11.50 PSF, per annum (est. 2026)

## AVAILABILITY

Immediate





TRANSIT SCORE  
**62**



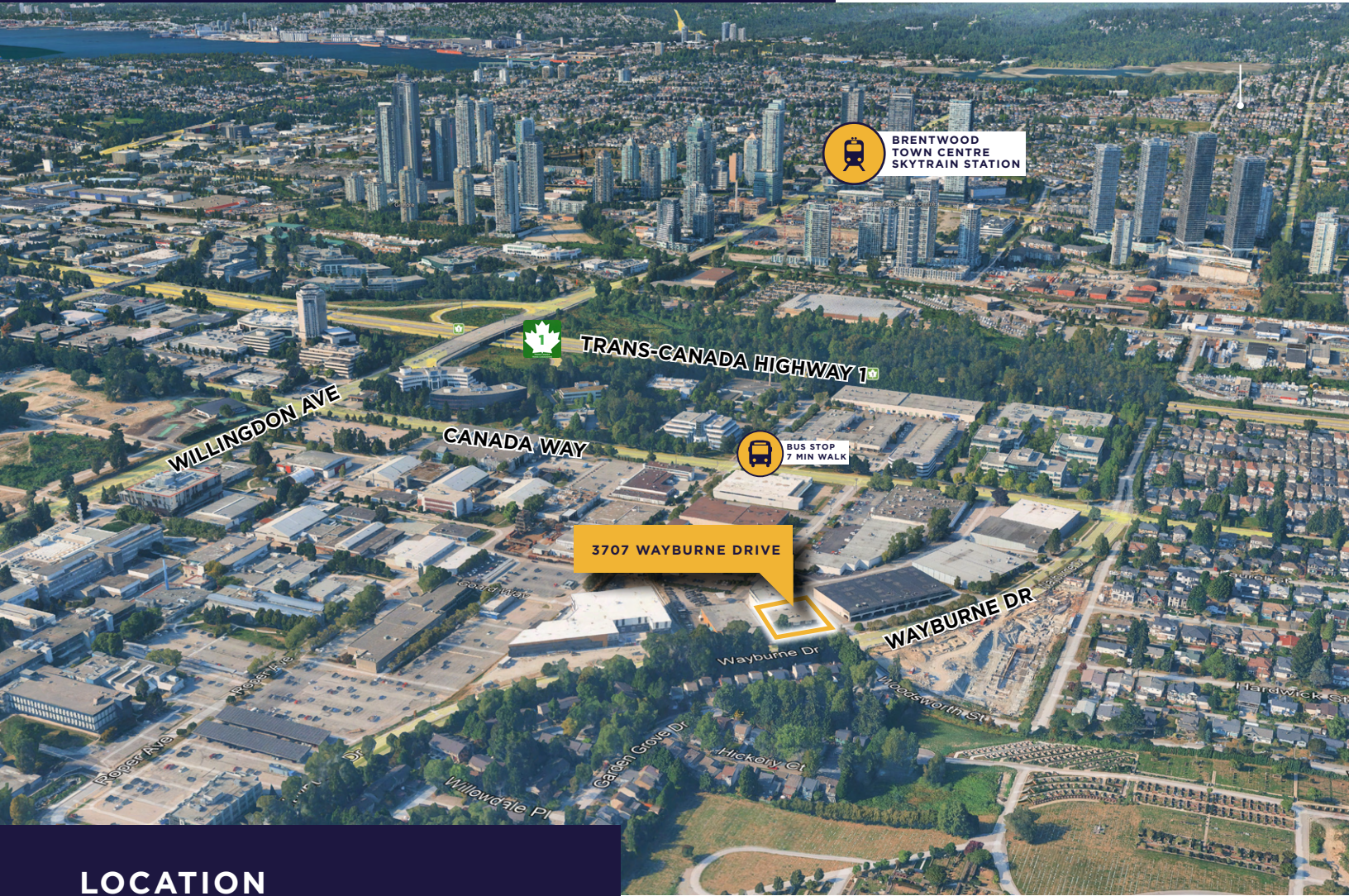
BIKE SCORE  
**72**



WALK SCORE  
**65**

## DRIVE TIMES

Destination	Travel Time
Trans-Canada Highway	6 MINS
Royal Oak Station	9 MINS
Metrotown	8 MINS
Vancouver International Airport	30 MINS
Bus Stop	7 MINUTE WALK



## LOCATION

Centrally located with quick access to the Gilmore and Brentwood Town Centre SkyTrain Stations, as well as the nearby Trans-Canada Highway.

For more information, contact:

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