

**FOR
LEASE**

**#177 – 5489 BYRNE ROAD
BURNABY, BC**



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FOR LEASE
OFFICE
#177 – 5489 BYRNE ROAD
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LOCATION:

This unit is primly located in the **Riverway Business Park** just off of the intersection of Marine Way and Byrne Road and directly across from the Marine Way Market and Big Bend Shopping Centre which together host approximately 600,000 sq. ft. of retail services including Cactus Club, VanCity, TD Canada Trust, Canadian Tire, Starbucks and Tim Hortons. This property also enjoys quick and easy access to all major transportation networks linking your company to all of Metro Vancouver's key business markets.

ZONING: M-5

AREA: 1,025 square feet

FEATURES:

- Large open area showroom, reception and workspace
- Private office
- Small boardroom
- Excellent lighting
- One (1) handicap accessible washroom
- Coffee bar & sink

PARKING: Two (2) parking stalls

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$1,964.58 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$10.55* per sq. ft. plus GST (or) \$901.48* per month plus GST

**Including management fee/Excluding heat and light.*

AVAILABLE: 30 - 60 days notice

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

***Personal Real Estate Corporation**

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