

**FOR
LEASE** **5589 BYRNE ROAD
BURNABY, BC**



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FOR LEASE

SECOND FLOOR OFFICE

5589 BYRNE ROAD, BURNABY, BC

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

FEATURES:

- One (1) large executive office
- Two (2) private offices
- Boardroom
- Coffee bar and sink
- HVAC throughout
- Skylight and opening windows
- Private washroom

SECOND FLOOR OFFICE:
5589 Byrne Road

UNIT #	TOTAL AREA SQ. FT.	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL AMOUNT PER MONTH PLUS GST	PARKING	AVAILABLE
207	1,635	\$2,725.00	\$ 1,662.25*	\$4,387.25	3 stalls	Immediately

**Not including Heat & Light*