



## FOR LEASE

### OFFICE/WAREHOUSE UNIT

**#158 - 5489 Byrne Road, Burnaby, B.C.**



- Location:** The unit is primly located in **Riverway Business Park** on Marine Way and Byrne Road, a high volume intersection directly across from Marine Way Market and Big Bend Shopping Centre which will host approximately 600,000 sq. ft. of retail services. This unit faces west onto Riverway golf course.
- Area:**
- |                      |                    |
|----------------------|--------------------|
| Main Floor Office    | 600 sq. ft         |
| Main Floor Warehouse | <u>907 sq. ft.</u> |
| Total                | 1,507 sq. ft.      |
- Building Features:**
- \* Nicely finished air conditioned office/showroom area
  - \* Excellent glazing
  - \* One (1) washrooms
  - \* 20 ft. clear ceiling heights in warehouse
  - \* 3 phase 208 volt 100 amp service
  - \* Rear grade level loading
- Parking:** Three (3) parking spaces including loading area
- Zoning:** M-5
- Lease Rate:** \$11.50 per sq. ft. (or) \$1,444.21 per month plus G.S.T.
- Operating Costs & Taxes:** \$4.78 per sq. ft. (or) \$600.29 per month (excluding heat and light).

**For Further Information, Please Contact:**

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