

OFFICE SPACE FOR LEASE



4200 NORTH FRASER WAY, BURNABY, BC



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LOCATION

4200 North Fraser Way is located in the heart of the Big Bend area of South Burnaby. This location has an excellent accessibility via Marine Way and Boundary Road providing convenient access for Vancouver International Airport, Burnaby, Vancouver, Richmond, New Westminster and eastern suburban commuters. Also, it is transit friendly with the #116 bus route connecting Metrotown SkyTrain Station to Edmonds SkyTrain Station, providing stops on North Fraser Way. Food and shopping amenities such as Marine Way Market is in close proximity.

AVAILABLE AREA

Suite 101 (West Wing)	Approx. 10,293 sf
Second Floor - West Wing	Approx. 10,119 sf
Second Floor - East Wing	Approx. 11,357 sf
Total Available Area	Approx. 31,769 sf

AVAILABILITY

Suite 101	Available June 1, 2023
Second Floor	Available Immediately

BUILDING DESIGN & FEATURES

- Built in 2007. The building consists of a two-storey concrete tilt structure.
- Flooring: Concrete topping on metal deck on open web steel joist floor system.
- Drop T-Bar ceilings.
- Multi-packaged roof-top HVAC units along with ceiling-mounted exhaust fans in meeting rooms and west-end offices, split systems for data rooms and boardrooms and a water-cooled computer room cooling unit.
- 1,600 Amp, 120/209 Volt, 3 Phase, 4 wire electrical distribution system.

NEAR-BY AMENITIES

RESTAURANTS

- Cactus Club Café
- Nando's
- Starbucks
- Tim Hortons
- White Spot
- McDonald's
- Boston Pizza
- Mucho Burrito
- Subway

SHOPS

- Canadian Tire
- Save-On-Foods
- London Drugs
- Michaels
- Winners & HomeSense
- Mark's
- BC Liquor Store
- Sungiven Foods
- Staples

BANKS & SERVICES

- TD Canada Trust
- Vancity
- Purolator

SUITE 101 - WEST WING



LEASE RATE

Contact Agents for details.

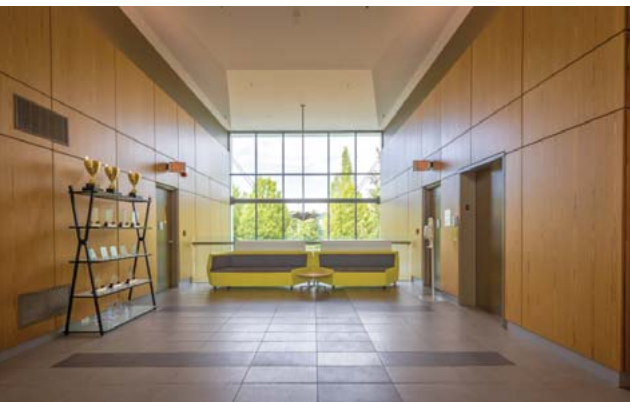
ADDITIONAL RENT

\$13.15 (2023 estimate)

*Based on 5 times per week in-suite janitorial.

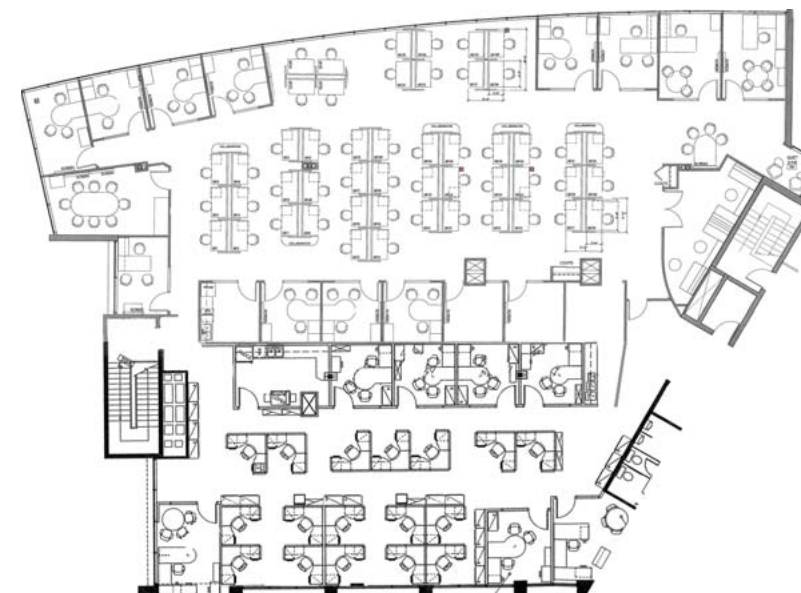
PARKING

3 stalls per 1,000 sf

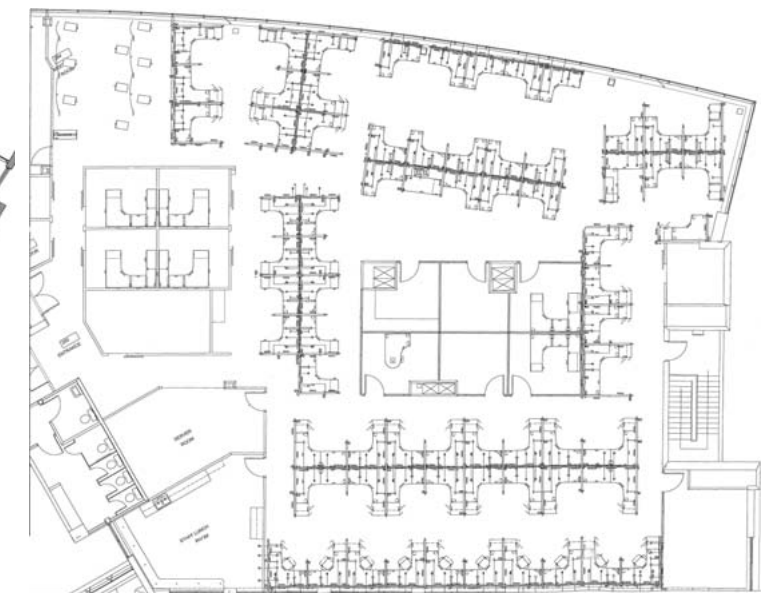


SECOND FLOOR - WEST WING

DIVISIBLE (can readily be split in half)



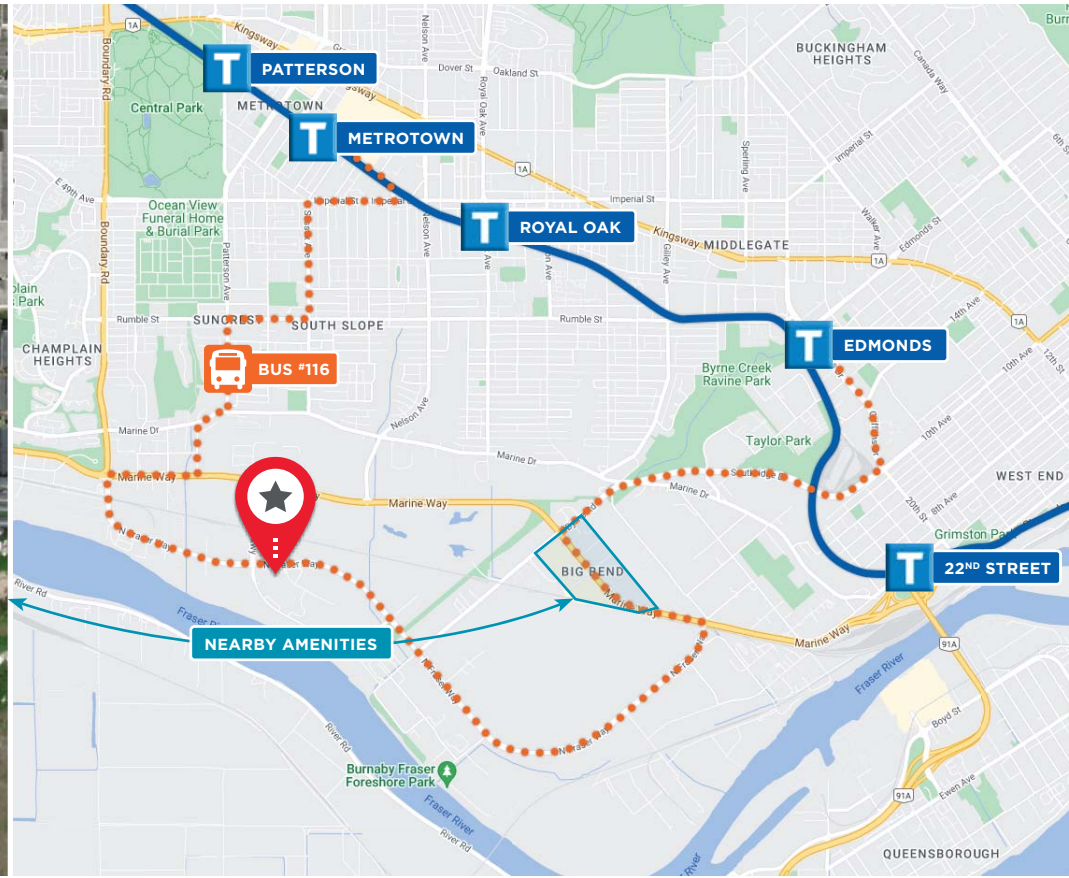
SECOND FLOOR - EAST WING



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