

AVISON  
YOUNG

FOR LEASE

8900 GLENLYON PARKWAY

BURNABY, BC

Partnership. Performance.

Up to 51,494 sf of rare lab and office premises located in South Burnaby's coveted Glenlyon Business Park

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Platinum member

# EXECUTIVE SUMMARY

## MUNICIPAL ADDRESS

8900 Glenlyon Parkway  
Burnaby, BC

## AVAILABLE

August 1, 2019

## OPERATING COSTS / TAXES

\$12.00 psf

## ASKING RATE

Contact Listing Agents

## PARKING

152 Surface Stalls

## AREA

	North Wing	South Wing
1st Floor	8,025 sf	18,160 sf
2nd Floor	7,587 sf	17,722 sf
<b>Total</b>	<b>15,612 sf</b>	<b>35,822 sf</b>
<b>Building Size</b>	<b>51,494 sf</b>	



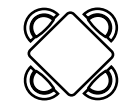
## FEATURES & AMENITIES



Furniture and Lab Equipment Available



End of Trip Showers and Lockers



Large Private Deck



North Shore Views

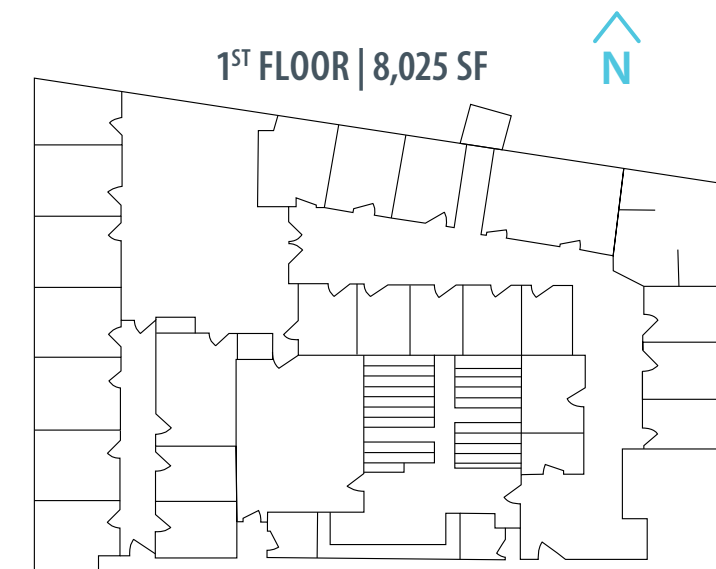


Bright, Open Central Lobby

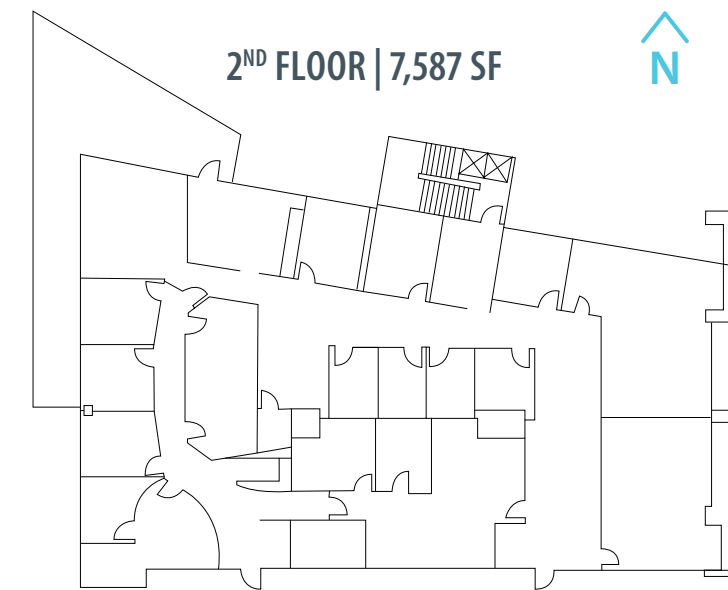
## LOCATION

8900 Glenlyon Parkway is located in Glenlyon Business Park, one of the premier suburban office parks in Metro Vancouver. This South Burnaby location is adjacent to the Fraser River and well-positioned between Vancouver, Metrotown, Richmond and YVR Airport. Market Crossing Mall is a 5-minute drive away containing amenities such as Marine Way Market, Cactus Club, Starbucks and Canadian Tire. Bus route 116 just outside the building connects with both Metrotown and Edmonds SkyTrain stations.

## NORTH WING FLOORPLANS

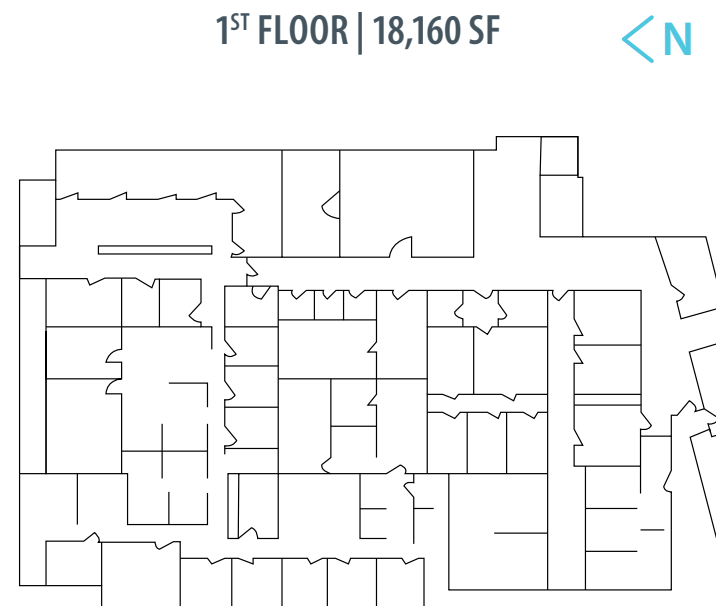


- » 26 Offices
- » Meeting room
- » Storage
- » Open area
- » Softwall cleanroom
- » 5 Hepa filters

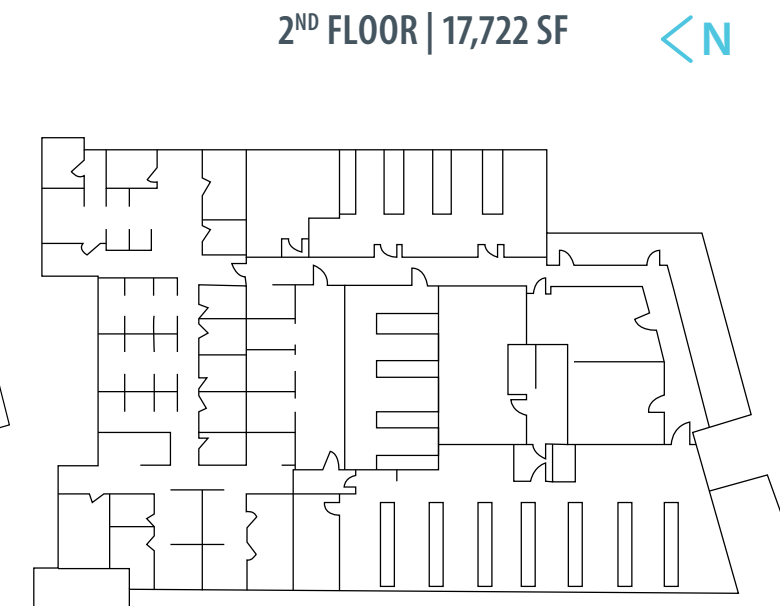


- » 17 Offices
- » 2 Meeting rooms
- » Boardroom
- » Kitchen/lunch room
- » Private deck
- » Reception

## SOUTH WING FLOORPLANS



- » 17 Offices
- » Boardroom
- » Vivarium
- » Hot lab/washing room
- » Coffee area
- » Copy room
- » Reception
- » Open area
- » Grade loading



- » 14 Offices
- » Meeting room
- » Clean room
- » Research area
- » Coffee area
- » First aid room
- » Copy room







## Contact us for more information about this opportunity.



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