

**AVISON
YOUNG**

For Lease

Suite 260/270 - 3700 North Fraser Way
Burnaby, BC



Avison Young is pleased to present the opportunity to lease 5,505 sf of office space within the Big Bend area of South Burnaby.

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Robin Buntain*, Principal
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**Robin Buntain Personal Real Estate Corporation*

For Lease

Suite 260/270 - 3700 North Fraser Way
Burnaby, BC



Opportunity

Opportunity to lease 5,505 sf of 2nd floor office space in the industrial node of Big Bend, just off Marine Way.

Location

3700 North Fraser Way benefits from its proximity to major transportation routes, including Highway 1 and the Queensborough and Knight Street bridges. You can find a mix of businesses, including manufacturing, distribution, and service-oriented establishments. Nearby retail amenities include; Cactus Club Café, McDonald's, Starbucks, Tim Hortons, Olivo Café, Goldilocks Bake Shop, White Spot, Shell Gas Station, Boston Pizza, and Riverway Golf Course. River District, Marine Way Market, and Big Bend Crossing are minutes away with a multitude of retail offerings.



Property details






SIZE
5,505 sf

LEASE RATE
\$18.00 psf





ADDITIONAL RENT
\$6.78 psf (2024)

YEAR BUILT
1991

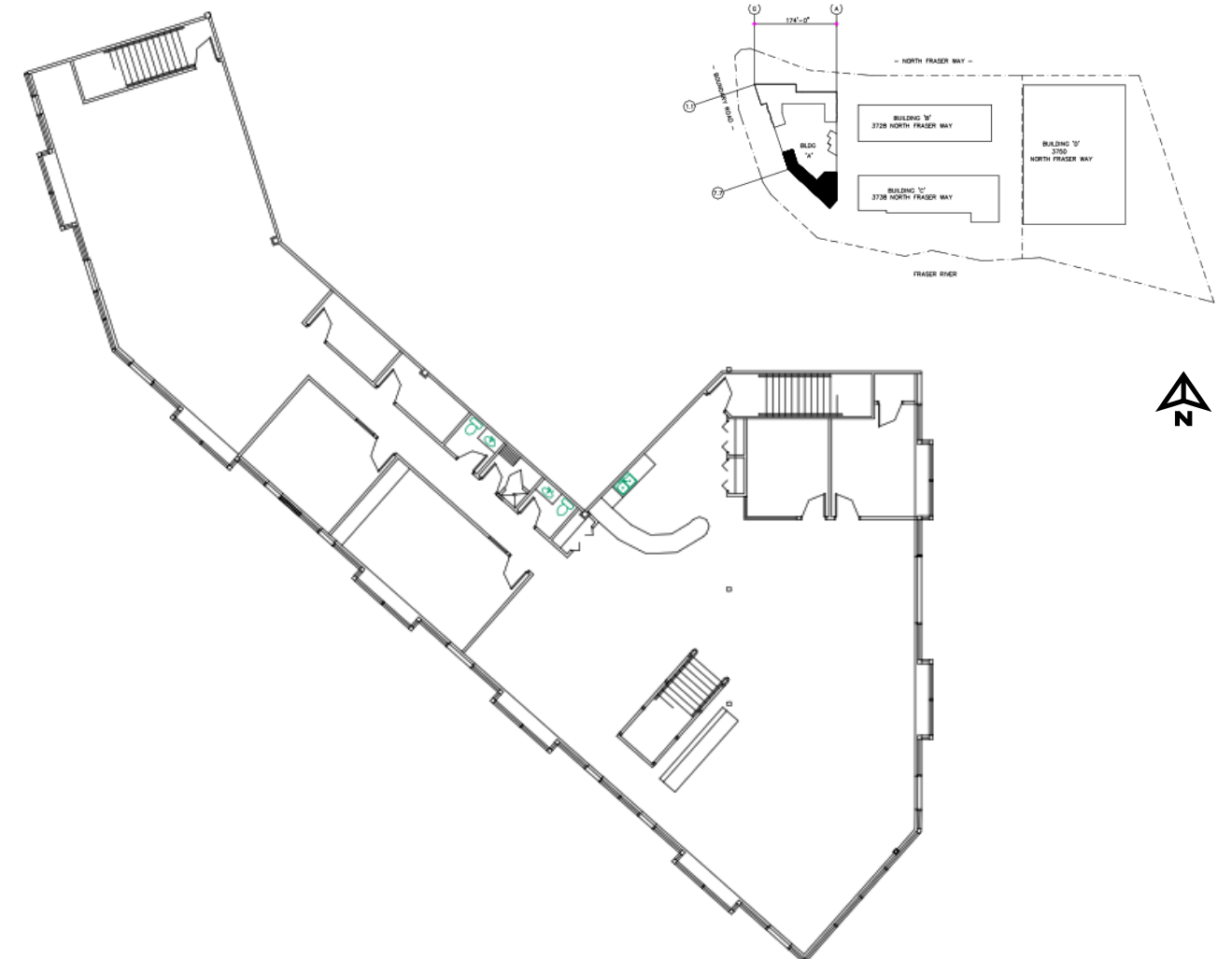
Property highlights

-  2 private offices
-  2 boardrooms
-  Kitchen/lounge
-  Predominately open area
-  Beautiful views of the Fraser River

Area highlights

-  10 minute egress to Highway 1 via Boundary Road
-  5 minutes to River District, Marine Way Market, and Big Bend Crossing
-  Easily accessible from Richmond, New Westminster, Delta, Surrey
-  Transit friendly with bus access to Metrotown and Edmonds SkyTrain stations

Floor plan





DOWNTOWN

KINGSWAY

METROTOWN

BOUNDARY ROAD

MARINE WAY

RIVER DISTRICT

SUBJECT PROPERTY

DRIVE TIMES

1 min

WESGROUP'S RIVER DISTRICT

5 min

MARKET CROSSING

8 min

METROTOWN

25 min

DOWNTOWN VANCOUVER

Contact for more information

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AVISON YOUNG

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