

For Lease

**CBRE**

# Unit 311 8988 Fraserton Court

Marine Way Business Park | Burnaby, BC



## Contact Agent

**Blake Newton**

Sales Associate

Office Properties

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# The Opportunity

311-8988 Fraserton Court features an opportunity to lease a 3,269 SF lab/industrial unit in the Marine Way Business Park in the Big Bend neighbourhood of South Burnaby. This location is on the border of Vancouver and Burnaby, providing easy access to all areas of Greater Vancouver.












## Property Details

<b>Unit Size</b>	3,269 SF
<b>Taxes &amp; Operating Costs</b>	\$5.96 PSF (est. 2023)
<b>Available</b>	January 1, 2024
<b>Zoning</b>	M-5 (Light Industrial)



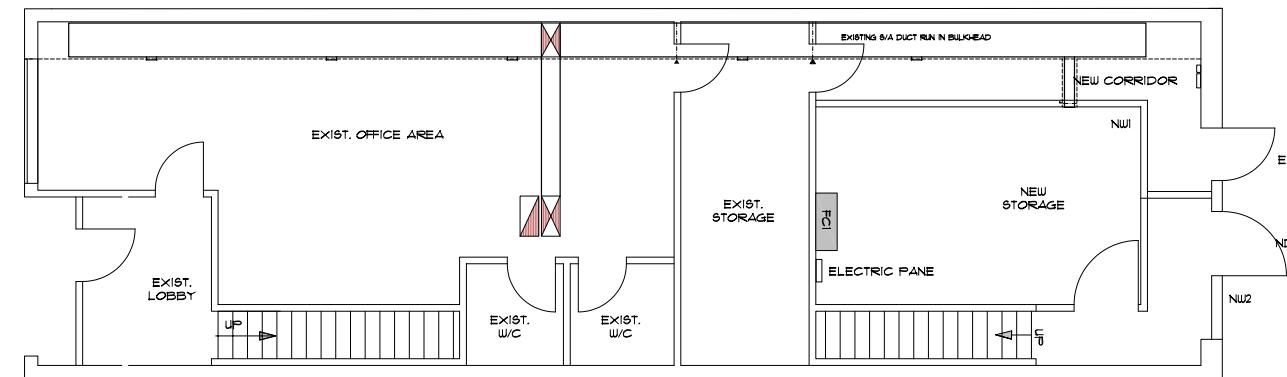
## Property Features

The unit features a large open office on the first floor, a private office and a boardroom on the second floor, two washrooms, and two kitchenettes. HVAC distribution throughout the unit.

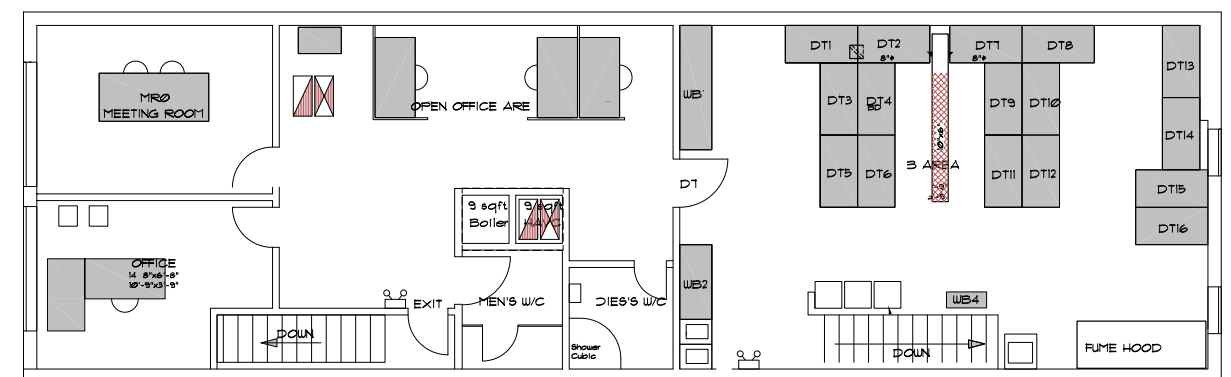
-  Lab space
-  Lab sinks
-  Two HVAC units
-  Exhaust fans
-  Fire proof cabinets
-  Excellent proximity to major traffic arteries and highway
-  10' Ceiling height
-  Full executive office & boardroom
-  200 AMP electrical service
-  Handicapped washroom & shower
-  Fume hood

# Floor Plans

1st Floor



2nd Floor



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## NEARBY AMENITIES

1. Olivo Cafe & Eatery
2. Goldilocks Bake Shop
3. Red Square Bakery
4. Tim Hortons
5. CareRx Burnaby
6. Shell
7. Save-On-Foods
8. Shoppers Drug Mart
9. Everything Wine
10. Panago Pizza
11. Canadian Post Office

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