



**AVISON  
YOUNG**



**FOR LEASE**

**3728 NORTH FRASER WAY**

**BURNABY, BC**

Partnership. Performance.

Up to 11,762 SF Office and Flex Space Available in Marine Way Business Park Located in the Big Bend Area of Burnaby

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# PROPERTY DETAILS

## Available Space

Unit 107	2,882 sf
Unit 108-110	8,880 sf
<b>Total</b>	<b>11,762 sf</b>

## Zoning

CD (Comprehensive Development) based upon M2/M5 (General & Light Industrial)

## Asking Lease Rate

\$13.50 psf, per annum (net)

## Additional Rent

\$4.64 (2019 estimate)

## Availability

Immediate

## Management

Professionally managed by Bastion Development Corp.



# BUILDING FEATURES

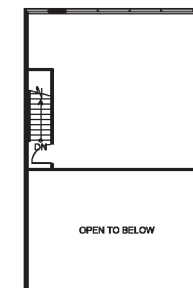
- Modern concept tilt-up building
- Grade level loading door per unit (12' x 12')
- 20' clear ceiling height in warehouse
- 3-phase power
- Efficient column spacing (21'3" length x 29'9" width)
- Significant floor load capacity
- Suspended forced air heaters
- Ceiling fans
- Ample parking

## LOCATION

Marine Way Business Park is located on the south side of North Fraser Way and on the north side of the Fraser River, immediately south of the intersection at Marine Way and Boundary Road in the Big Bend industrial area of Burnaby. This area is geographically central to Metro Vancouver and provides convenient access to many major highways in the region including Highway 1, Highway 91, the South Fraser Perimeter Road (Highway 17) and Highway 1A.

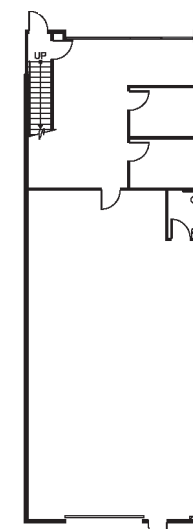
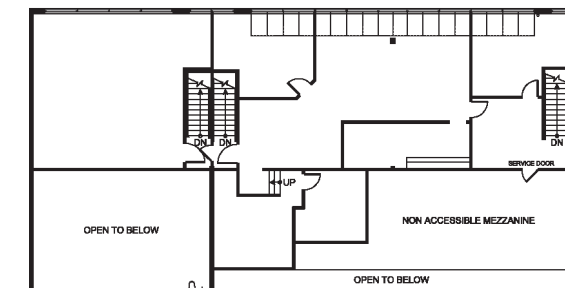
## FLOOR PLAN

### UNIT 107

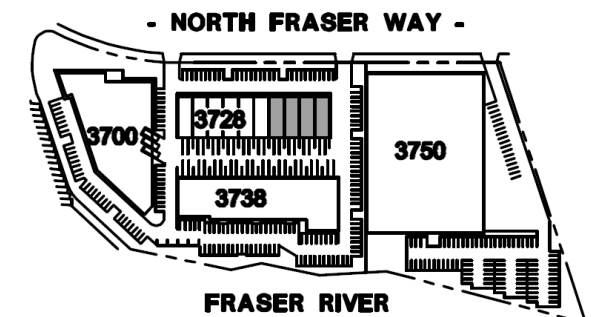
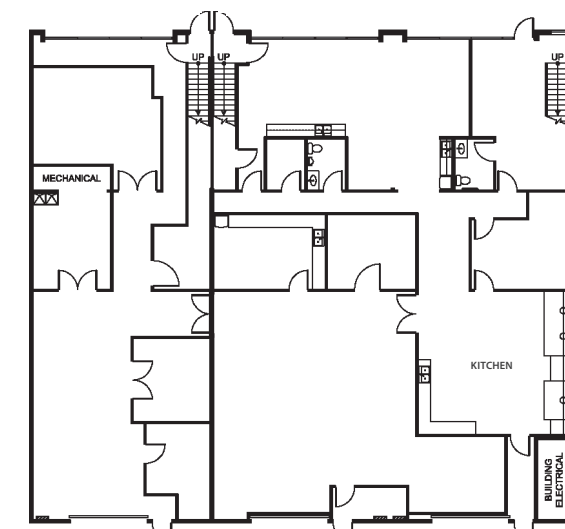


Mezzanine

### UNIT 108-110



Main Floor



## RENTABLE AREA

### BUILDING B 3728 NORTH FRASER WAY

UNIT	SIZE
107	2,882 sf
108-110	8,880 sf



# DRIVE TIMES

1  
MIN

WESGROUP'S  
RIVER DISTRICT

5  
MIN

MARKET  
CROSSING

8  
MIN

METROTOWN

25  
MIN

DOWNTOWN  
VANCOUVER

RIVER DISTRICT  
VANCOUVER

Contact us for  
more information

## • FOUNDRY •

WHERE WELLNESS TAKES SHAPE

A portion of the team's fees are donated to Foundry on an annual basis. Foundry is a provincial network of youth centres. For more information, visit [foundrybc.ca](http://foundrybc.ca)

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