

FOR LEASE



Recently Upgraded Office Space Along the Fraser River
3,058 - 13,300 sq. ft. Available

7440 FRASER PARK DRIVE, BURNABY, BC



CONTACT US

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THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

PROPERTY DETAILS

ADDRESS	7440 Fraser Park Drive Burnaby, BC	
ASKING NET RENT	Contact Agent	
ADDITIONAL RENT	\$9.77 per sq. ft. (2021 Est.)	
AVAILABLE	Immediately	
AVAILABLE UNITS	7436 - Unit 210	6,241 sq. ft.
	7438 Fraser Park Drive	3,058 sq. ft.
	*7440	4,071 sq. ft.
	Total Area	13,370 sq. ft.

**Available for sublease
until Dec 30, 2022.
Longer headlease term
is available*

HIGHLIGHTS

- Multiple unit sizes available
- Recently upgraded office space
- Windows throughout units providing ample natural light and gorgeous views of surrounding trails and greenery
- Plenty of street parking
- Directly across from Fraser Foreshore Trail
- 5 minute drive to Riverway Golf Course
- 5 minute drive from Marine Way Market and Big Bend Crossing, home of countless shops and restaurants including Cactus Club and Save-On-Foods

[CLICK TO TOUR UNIT 7436-210](#)

[CLICK TO TOUR UNIT 7438](#)

[CLICK TO TOUR UNIT 7440](#)

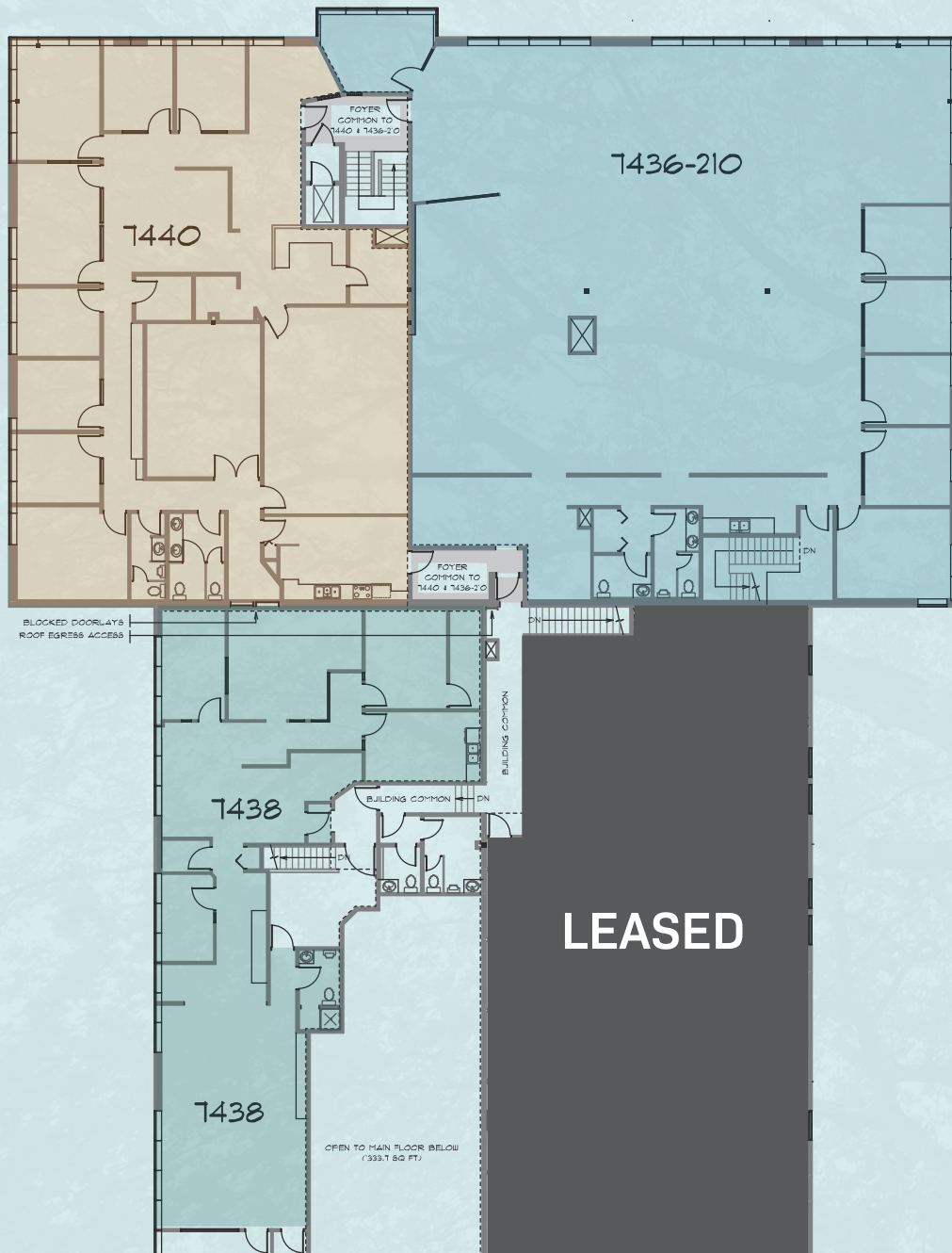


Open Office Area



Meeting Room/Private Office

FLOOR PLANS | 13,370 SQ. FT.



7436-210 | 6,241 SQ. FT.

[CLICK TO TOUR UNIT](#)

- Southwest corner unit
- 4 private offices
- 2 meeting room
- Open plan
- Ample natural light
- Kitchenette and two private washrooms

7438 | 3,058 SQ. FT.

[CLICK TO TOUR UNIT](#)

- Efficient office unit
- Open plan
- 5 offices/meeting rooms
- Kitchenette

*7440 | 4,071 SQ. FT.

[CLICK TO TOUR UNIT](#)

- 2 meeting rooms
- 6 private offices
- Kitchen
- Staff lounge area
- Reception
- Open office 24 workstations

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Open Office Area



Open Office Area



Fraser Foreshore Trail



Kitchenette



Marine Way Market



Riverway Golf Course

THE LOCATION

DOWNTOWN VANCOUVER



7440 Fraser Park Drive is primely situated in the heart of the Big Bend industrial area of South Burnaby. This location provides direct access to all parts of the Lower Mainland, via Boundary Road and Marine Way. The location is transit friendly with the new 116 bus route providing connection to Metrotown SkyTrain Station (4 km away) and Edmonds SkyTrain Station (7 km away). The building is directly across from Fraser Foreshore Trail. It is easily accessible to food, shopping, and amenities with Marine Way Market, Big Bend Crossing, and Riverway Golf Course a quick 5-minute drive away.

LEGEND

-  New 116 bus route connecting to Metrotown and Edmonds Skytrain Stations
-  Skytrain Stations
-  Subject property

NEARBY AMENITIES

- | | |
|--------------------------------|------------------------------|
| RESTAURANTS & CAFÉS | SHOPS & AMENITIES |
| Cactus Club Café | TD Canada Trust |
| Boston Pizza | VanCity |
| WhiteSpot | Staples |
| Nando's Chicken | Save-On-Foods |
| Mucho Burrito | London Drugs |
| Subway | Canadian Tire |
| Starbucks | Sport Chek |
| Tim Horton's | Winners |
| Cobs Bread | Michaels |

RECREATION

- Riverway Golf Course
- Riverway Sports Complex
- Foreshore Parks
- Urban Trails

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