# **FOR SUBLEASE**

7440 FRASER PARK DRIVE, BURNABY, BC

4,071 SF Office Space in South Burnaby

## CONTACT US MARCUS KEIGHRON

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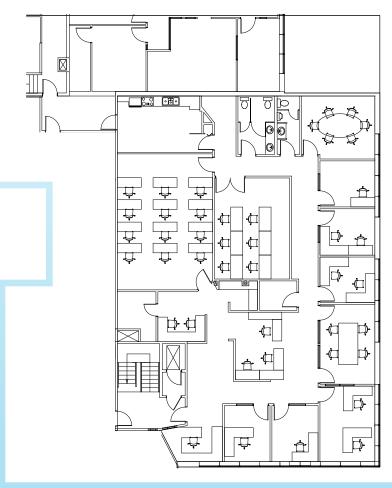


BELOM MARAEL RENT

# **PROPERTY DETAILS**

AREA	4,071 SF
ASKING RATE	Below Market Contact Listing Agents
TAXES & OPS	\$8.80 PSF (2020 Est.) Excluding Hydro & Janitorial
AVAILABLE	30 Days Notice
PARKING	8 Parking Stalls at No Charge
FURNITURE	Negotiable

# FLOOR PLAN 31 seats = 123 SF per person



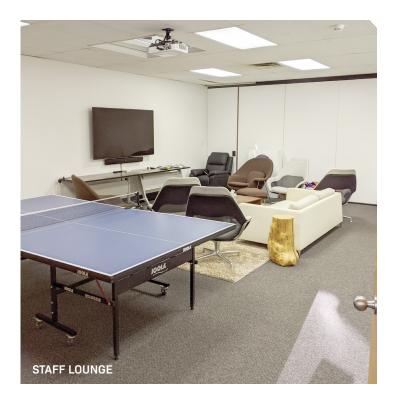
# HIGHLIGHTS

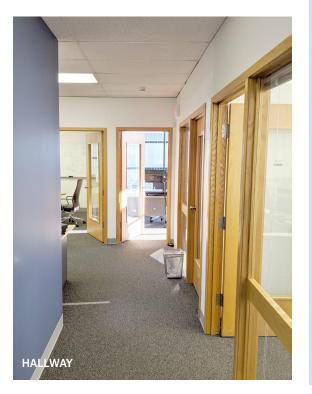
- Second floor office space
- 2 meeting rooms
- 6 private offices
- Open office 24 workstations
- Kitchen
- Staff lounge area
- Reception
- River front location offering exceptional views of the Fraser River

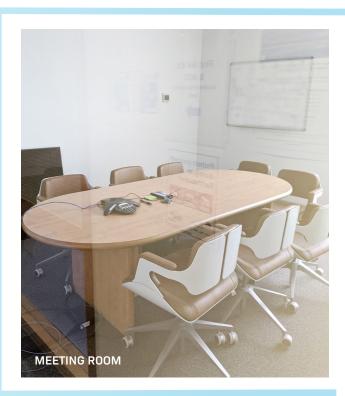
















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# **THE LOCATION**

#### LEGEND

New 116 bus route connecting to Metrotown and Edmonds Skytrain Stations

Skytrain Stations

Subject property

#### NEARBY AMENITIES

Cobs Bread Starbucks Canadian Tire London Drugs Winners TD Canada Trust VanCity Save-On-Foods Sportscheck WhiteSpot Tim Horton's Subway Nando's Chicken Much Burrito The Cactus Club Boston Pizza Staples Michaels Urban Trails Riverway Golf Course Riverway Sports Complex Foreshore Parks



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