

# FOR SUBLEASE

7440 FRASER PARK DRIVE, BURNABY, BC

4,071 SF Office Space in  
South Burnaby

BELOW MARKET RENT

## CONTACT US

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**CBRE**

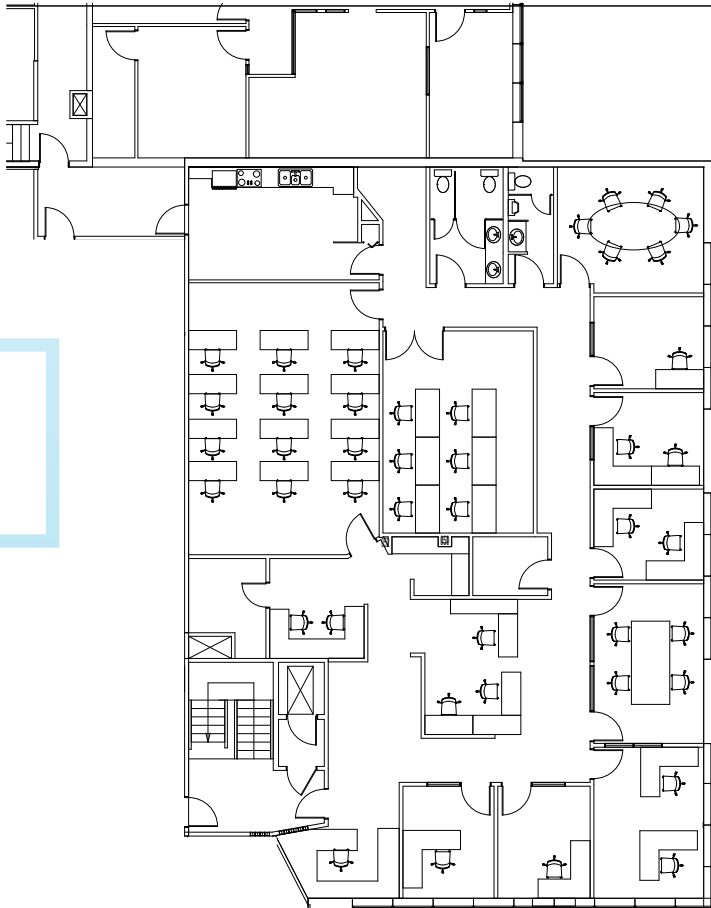
## PROPERTY DETAILS

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

## 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

## FLOOR PLAN 31 seats = 123 SF per person

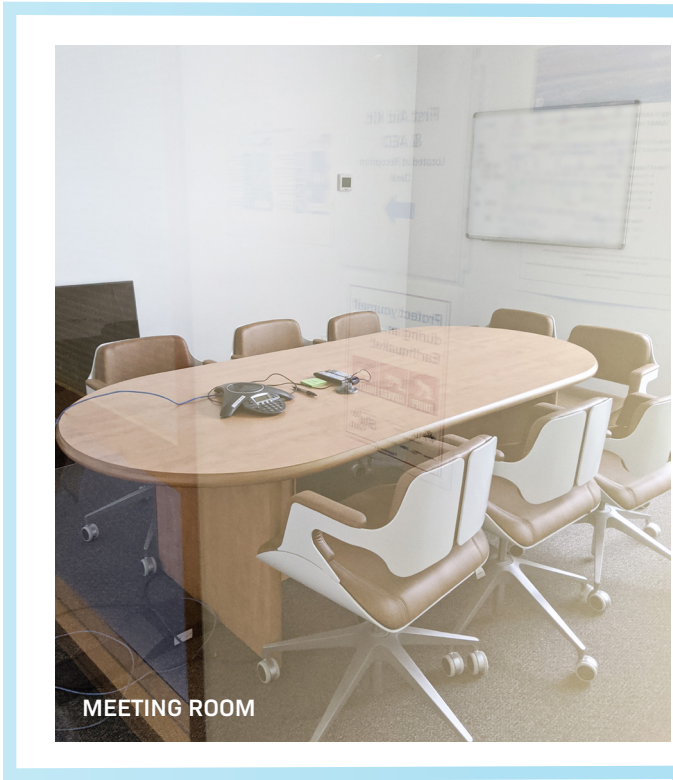




STAFF LOUNGE



HALLWAY



MEETING ROOM




KITCHEN





MEETING ROOM

# 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

DOWNTOWN VANCOUVER

BOUNDARY ROAD

 METROTOWN

 ROYAL OAK

MARINE WAY MARKET

 7440 FRASER PARK DRIVE

MARINE WAY

BIG BEND CROSSING

EDMONDS 

NORTH FRASER WAY

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