

4,334 SF



2nd Floor - 7440 Fraser Park Drive Burnaby, BC

Highlights

Opportunity to lease 4,334 SF of second floor office space in the growing Big Bend neighbourhood of Burnaby. Just four minutes to Marine Way, the location offers easy access to Burnaby, Vancouver & New Westminster and also links to the Queensborough Bridge. There is a direct bus route to Edmonds Skytrain Station via #116 from Byrne Road and North Fraser Way. The Fraser Foreshore Park provides a riverfront trail and exercise area across the street.

Brian Mackenzie

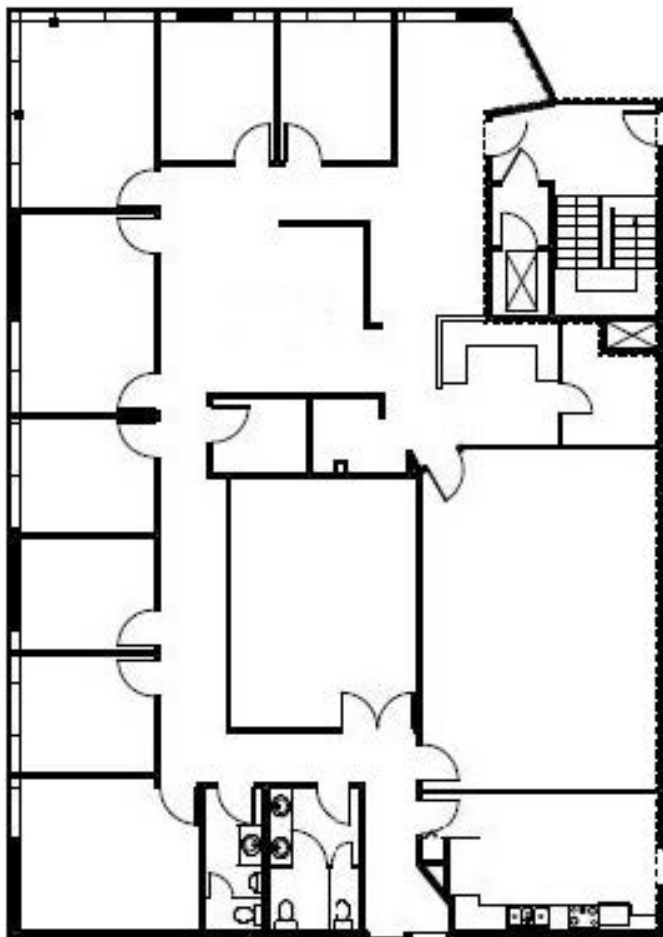
Vice President, Leasing & Sales
604 691 6618
bmackenzie@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

7440 Fraser Park Drive

Burnaby, BC

Second Floor - Floor Plan



Amenities

Burnaby Fraser Foreshore Park

Immediately across the street from 7434 Fraser Park Drive, this picturesque riverside park provides a wonderful opportunity to experience and explore the mighty Fraser River. The shoreline trail is perfect for a jog, walk or leisurely stroll. Log benches dot the pathway, so you can rest and enjoy a view of the marine traffic on this busy waterway while having lunch.

Riverway Golf Course

This classic 18-hole championship golf course is one of the premier layouts in the area. It's imaginatively designed, link-style fairways are lined by sweeping mounds of wild fescue. And an array of white tan bunkers and water hazards are strategically placed to make every shot exciting. The course's diverse yardage - 5,400 to 7,000 - lets you select the appropriate length and challenge that suit your game and enjoyment level. Located minutes from 7434 Fraser Park Drive.

Property Details

Net Rent
\$18.00/SF

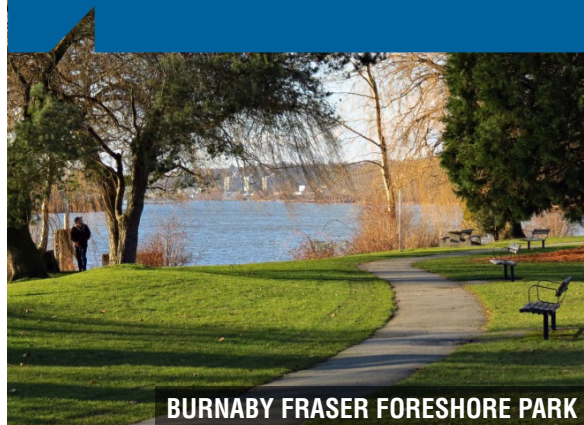
**Operating Costs &
Property Taxes (2024 est.)**
\$11.00/SF including utilities

Features

- ▶ Corner unit with river views
- ▶ Brand new rooftop HVAC units throughout
- ▶ Free parking plus ample street parking
- ▶ Park and river front trail across the street
- ▶ Skylights
- ▶ Signage available
- ▶ Elevator access

Availability

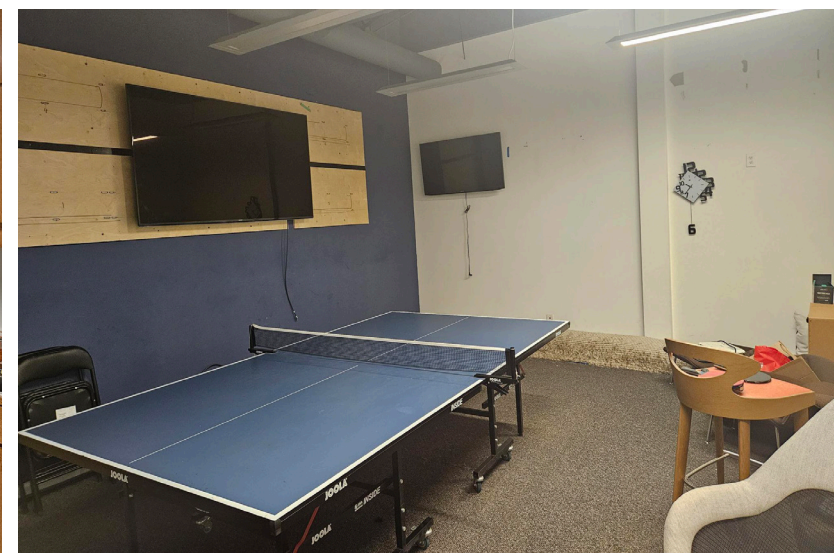
January 1st 2025



BURNABY FRASER FORESHORE PARK



RIVERWAY GOLF COURSE





**7440
FRASER PARK**

- MARINE WAY MARKET**
- Cactus Club Cafe
 - McDonald's
 - Tim Hortons
 - Starbucks
 - London Drugs
 - Mark's
 - Canadian Tire
 - Save-On-Foods
 - Pokerrito
 - Vancity
 - TD Canada Trust
 - Mucho Burrito
 - White Spot
 - Little Minh's Kitchen

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