

FOR SALE

# Office Space in Burnaby's Big Bend Neighbourhood

4300 NORTH FRASER WAY, BURNABY, BC



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**CBRE**



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## Property Details

Unit	101
Size	5,610 sq. ft.
Strata Lot Number	1, 2, & 3
Asking Sale Price	Contact Agent
Property Taxes (2024)	\$38,074.58
Strata Fees	\$4,284.01 per month
Occupancy	60 days notice
Furniture	Available
Parking	19 parking stalls

## Highlights

- Modern "A" class office building
- Large windows, lots of natural light
- Large ground floor unit
- Quality construction and finishes
- Fully renovated in 2018
- 28 perimeter private offices/ meeting rooms
- 2 large boardroom
- Modern furniture available
- Showers on site
- Common area washrooms
- Ample parking on-site

Boardroom

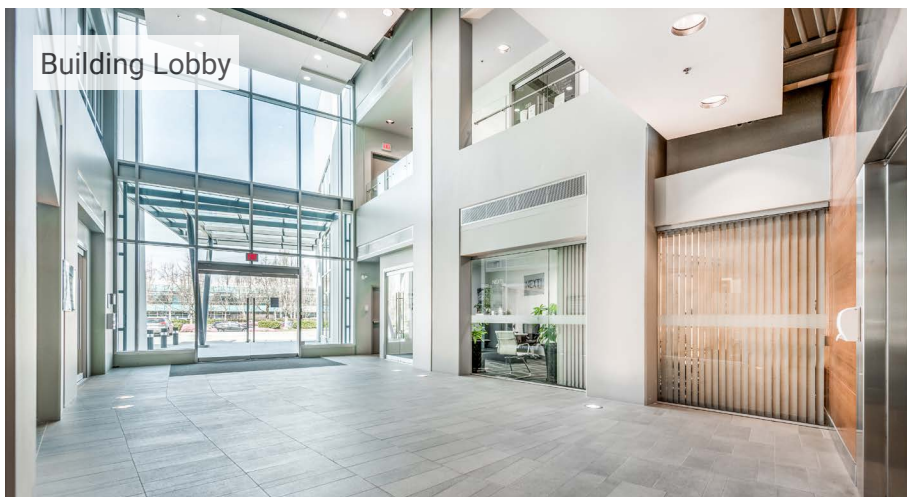


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## Floor Plans

5,610 sq. ft.

- Large windows, lots of natural light
- Large ground floor unit
- Quality construction and finishes
- 28 perimeter private offices/ meeting rooms
- 1 large boardroom





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Boardroom



Office



Private Office



Hallway



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## The Location



4300 North Fraser Way is primarily situated in the heart of the Big Bend industrial area of South Burnaby. This location provides direct access to all points 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). It is easily accessible to food and shopping amenities with Marine Way Market and Big Bend Crossing a quick 5-minute drive away.

### LEGEND

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

### NEARBY AMENITIES

- |                                |                              |                         |
|--------------------------------|------------------------------|-------------------------|
| <b>Restaurants &amp; Cafés</b> | <b>Shops &amp; Amenities</b> | <b>Recreation</b>       |
| Cactus Club Café               | TD Canada Trust              | Riverway Golf Course    |
| Boston Pizza                   | VanCity                      | Riverway Sports Complex |
| WhiteSpot                      | Staples                      | Foreshore Parks         |
| Nando's Chicken                | Save-On-Foods                | Urban Trails            |
| Mucho Burrito                  | London Drugs                 |                         |
| Subway                         | Canadian Tire                |                         |
| Starbucks                      | Sport Chek                   |                         |
| Tim Horton's                   | Winners                      |                         |
| Cobs Bread                     | Michaels                     |                         |

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