

14-16 8980 FRASERWOOD COURT, BURNABY
CORNER 2ND FLOOR OFFICE/INDUSTRIAL SPACE IN BIG BEND AREA

**FOR
LEASE**



WILLIAM | WRIGHT

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For Lease Functional & Spacious Second Floor Office Space

Units 14-16 at 8980 Fraserwood Court, a 7,093 SF second-floor office space located in South Burnaby's Big Bend area. Featuring floor-to-ceiling windows with water views, this air-conditioned space offers a bright and functional layout, including six private offices, three large open areas, and two washrooms. Previously improved as a pharmaceutical packaging facility, the unit is well-suited for office, lab, or light industrial users. Additional features include a rare second-floor grade loading door with lift access.



6 offices, 3 open work areas, and
2 washrooms



Second-floor loading door with lift access,
offering unique functionality for specialized
operations



Floor-to-ceiling windows with water views



Corner unit with abundant sunlight

Salient Facts

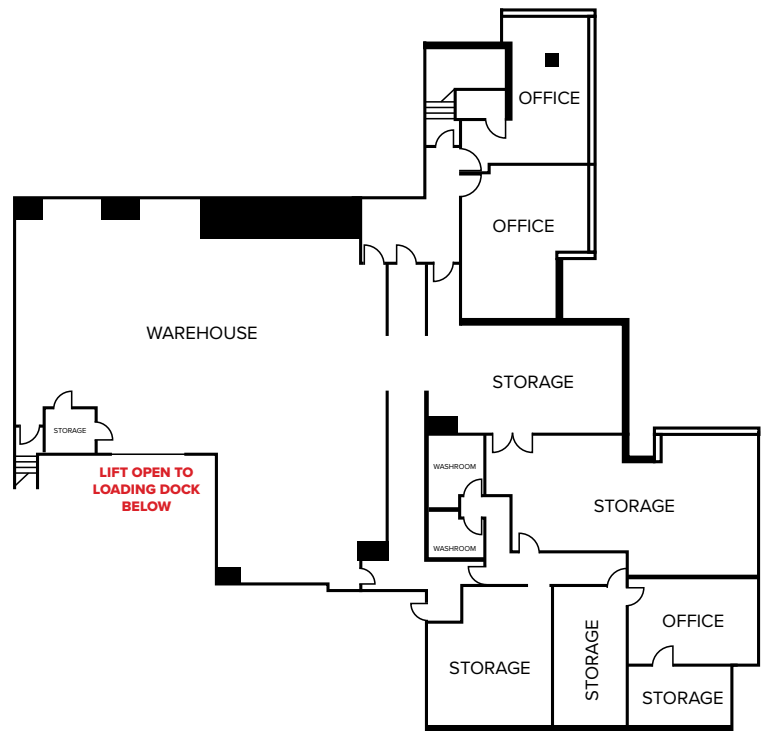
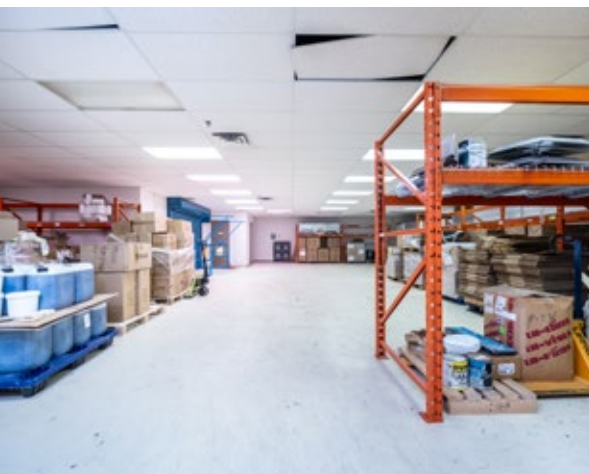
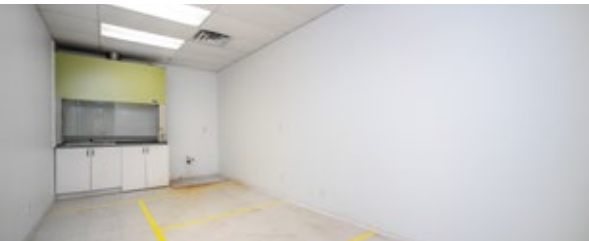
SIZE
+/- 7,093 SQFT

BASIC RENT
\$12/FT

PARKING
Ample

ADDITIONAL RENT
\$7.50/FT

ZONING
CD, M5, and M5R



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Big Bend In South Burnaby

8980 Fraserwood Court is located in the heart of the Big Bend area in South Burnaby, one of the city's most accessible and rapidly evolving business districts. The property benefits from excellent connectivity to major transportation routes, including Marine Way, Byrne Road, and Highway 91A, providing convenient access to Burnaby, Vancouver, Richmond, and New Westminster. Surrounded by a mix of industrial, commercial, and office developments, the area supports a wide range of business activities. Nearby amenities along Marine Way, such as restaurants, retail stores, and service providers, offer added convenience for employees and clients alike.



For More Information Contact

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