

**6,241 &
1,653 SF**

2nd Floor - 7436 Fraser Park Drive Burnaby, BC

Highlights

Opportunity to lease 6,241 SF + 1,653 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.

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7436 Fraser Park Drive

Burnaby, BC

Amenities

Burnaby Fraser Foreshore Park

Immediately across the street from 7436 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. Located minutes from 7434 Fraser Park Drive.



Property Details

Size

6,241 SF (approx.) &
1,653 SF on the 2nd floor

Net Rent

\$15.00/SF

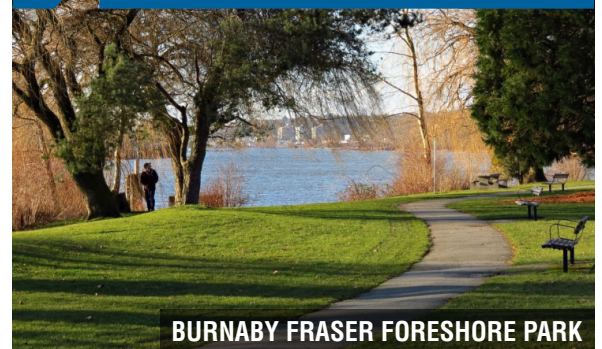
Operating Costs & Property Taxes

\$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



BURNABY FRASER FORESHORE PARK



RIVERWAY GOLF COURSE

Floor Plan

7436 | 6,241 SF (2nd Floor)

Southwest corner unit

4 private offices

2 meeting rooms

Open plan

Ample natural light

Kitchenette and two private washrooms

7438 | 1,653 SF (2nd Floor)

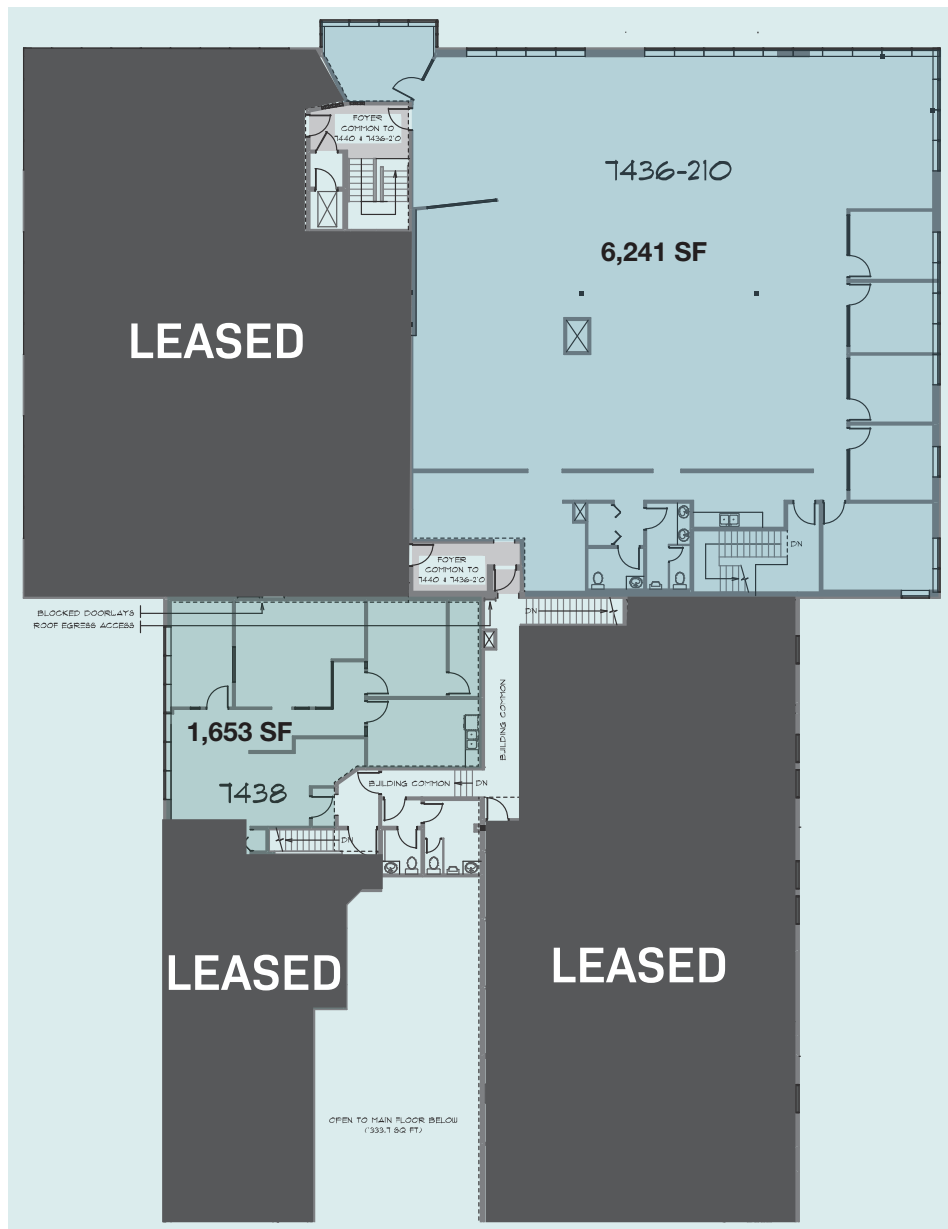
Efficient office unit

Open plan

Kitchenette

1 large meeting room

2 offices







BYRNED RD

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

MARINE WAY

N FRASER WAY

7436
FRASER PARK

FRASER RIVER

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