

**2ND FLOOR - 106 - 8288 NORTH FRASER WAY, BURNABY**  
2,750 SQ. FT. SECOND-FLOOR TURNKEY OFFICE SPACE

**FOR  
LEASE**

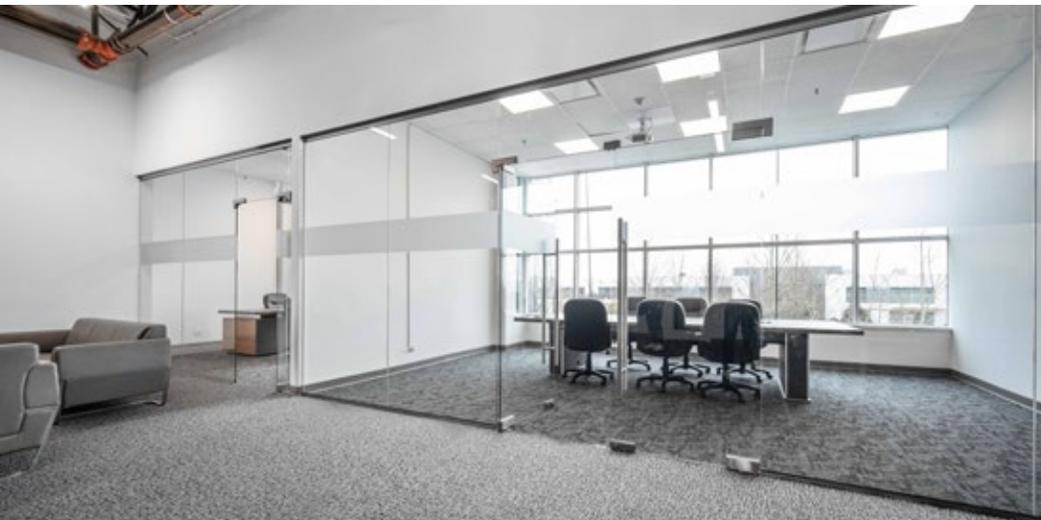
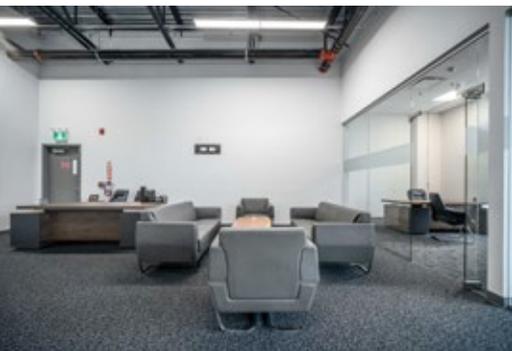


**WILLIAM | WRIGHT**

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## OVERVIEW

This 2,750 sq. ft. second-floor office is a turnkey workspace ideal for immediate occupancy. The layout features a total of seven private offices plus a spacious glass-fronted boardroom, including three glass-fronted offices with exterior window exposure. The suite also includes a large open area, a kitchenette, and a handicap-accessible washroom. High ceilings, contemporary finishes, and a clean, professional design give the unit an upscale feel. Existing furniture can be included to simplify your setup.



**Turnkey, Furnished Workspace:** Fully improved second-floor office that is move-in ready; existing furniture can be included as part of the lease to simplify setup.



**Modern Office Layout:** Features a clean, upscale design with a total of seven private offices plus a spacious glass-fronted boardroom. This includes three glass-fronted private offices with exterior window exposure and a large open area for workstations or a reception.



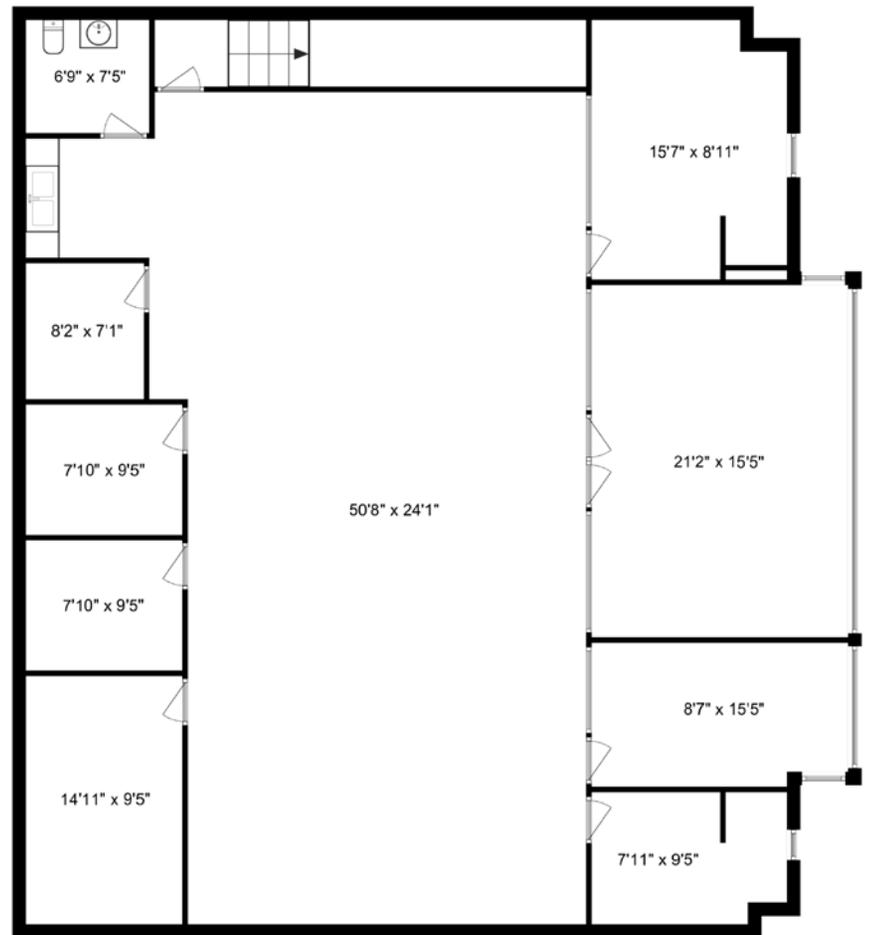
**Full Amenities:** The suite is equipped with a kitchenette and a handicap-accessible washroom, providing all the essentials for a self-contained professional environment.



**Bright & Professional Setting:** Large windows allow for ample natural light, complementing the high ceilings and contemporary finishes for an inviting work environment.



**Prime Big Bend Location:** Situated in an amenity-rich industrial corridor with direct bus links to Edmonds SkyTrain Station and quick access to major highway routes.



## Salient Facts

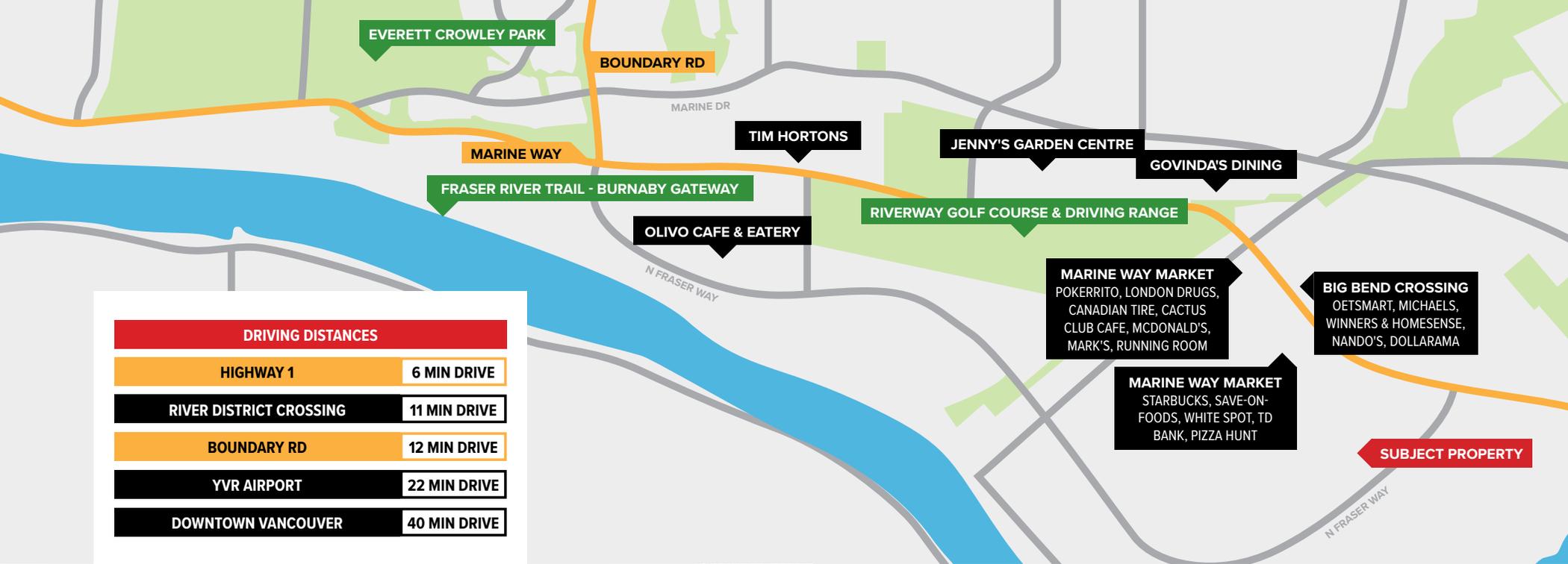
**SIZE**  
± 2,750 SQFT

**ZONING**  
CD (Comprehensive Development)

**BASIC RENT**  
\$19.50/FT

**ADDITIONAL RENT**  
\$6.71/FT

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



## LOCATION

Situated in the heart of Burnaby's Big Bend industrial corridor, this property offers a strategic location for businesses prioritizing accessibility. Direct proximity to Marine Way and Boundary Road provides efficient logistics and commuting links to Downtown Vancouver, YVR Airport, and the broader Metro Vancouver region.

## FOR MORE INFORMATION CONTACT

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