

SUBLEASE

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130 - 8610 Glenyon Park, Burnaby



High quality flex warehouse / showroom / office space

AVAILABLE SPACE:

- ▶ Office/Showroom: 3,578 sq.ft.
- ▶ Warehouse: 3,384 sq.ft.
- ▶ Total: 6,962 sq.ft.

BUILDING FEATURES:

- ▶ ESFR sprinklers
- ▶ 24' clear ceiling height
- ▶ Dock loading with grade potential
- ▶ Loading ramp
- ▶ T-5 warehouse lighting
- ▶ Extensive glazing
- ▶ Marine Way exposure
- ▶ Abundant surface parking available

IMPROVEMENTS INCLUDE:

- ▶ Large showroom
- ▶ Boardrooms and lunchroom
- ▶ Washroom
- ▶ Dock loading

ZONING:

- ▶ M5: Light Industrial
- ▶ B1: Suburban Office
- ▶ Zoning permits up to 25% ancillary retail

OCCUPANCY:

- ▶ By notice

RATE (Per sf net per annum):

- ▶ \$15.00

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