



**CUSHMAN &  
WAKEFIELD**

FOR LEASE  
GLENLYON BUSINESS PARK  
**5085 NORTH FRASER WAY**  
BURNABY, BC



**15,797 SF AVAILABLE BRAND-NEW BEEDIE BUILT FLEX SPACE**

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# FOR LEASE

## GLENLYON BUSINESS PARK

### 5085 NORTH FRASER WAY

#### BURNABY, BC

#### LOCATION

The subject property is located in the Big Bend area of South Burnaby, within Glenlyon Business Park, fronting North Fraser Way and backing onto the Riverway Golf Course.

#### OPPORTUNITY

Opportunity to lease 15,797 sf of brand-new flex space within part of the state-of-the-art building custom built by the Beedie Group for Dorigo Systems Ltd., which can be used for 100% office, or office/warehouse and production uses.

#### AVAILABLE AREA

15,797 sf

#### OFFICE AREA

Built to suit

#### OCCUPANCY

Spring 2020

#### CEILING HEIGHTS

32' clear

#### LOADING

Grade level loading doors. All concrete tilt-panel walls has been designed and constructed with knock-out panels allowing additional doors or added office window systems.

#### ZONING

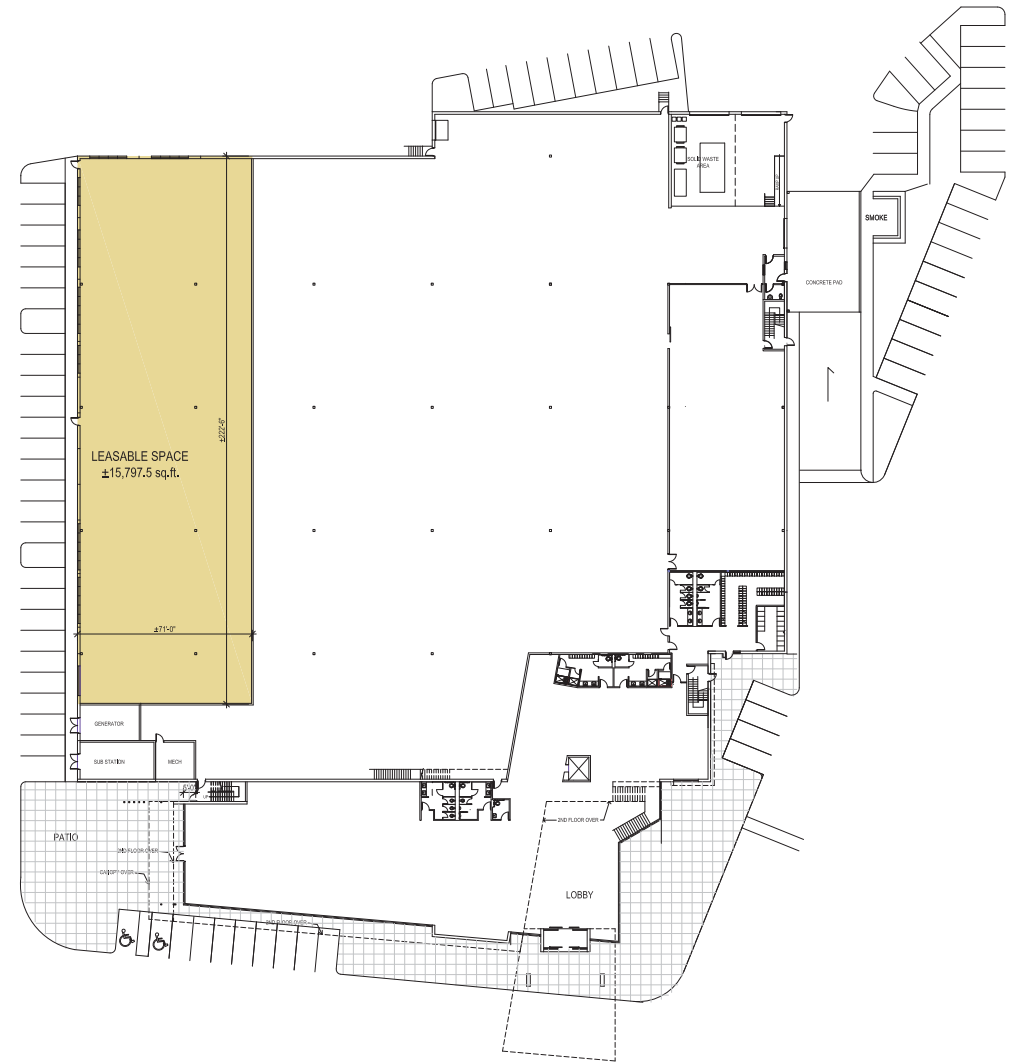
CD (M2/M5)

#### FEATURES

- Nearby amenities such as Big Bend Crossing and Marine Way Market Shopping Centre with restaurants, banks and an abundance of retail amenities
- Potential shared use of Dorigo's lunchroom, fitness facilities and reception area

#### ASKING LEASE RATE

Please contact listing agent



#### Sean Ungemach\*

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