

 NEW HAVEN  
BUSINESS PARK

**FOR LEASE**

BURNABY'S PREMIER BUSINESS PARK



Developed by:



Marketed by:



1021 West Hastings Street, Suite 2500  
Vancouver, BC V6E 0C3  
Tel: 604 662 3000  
Fax: 604 684 9368  
[www.cbre.ca](http://www.cbre.ca)

**Unit 151 & 152: Building 3B**  
*8518 Glenlyon Parkway*

23,978 sq. ft. of high quality  
flex industrial / office space

For further information, please contact:

**Bruce Hynds** • 604 662 5119 • [bruce.hynds@cbre.com](mailto:bruce.hynds@cbre.com)

**Joe Inkster Personal Real Estate Corporation** • 604 662 5134 • [joe.inkster@cbre.com](mailto:joe.inkster@cbre.com)

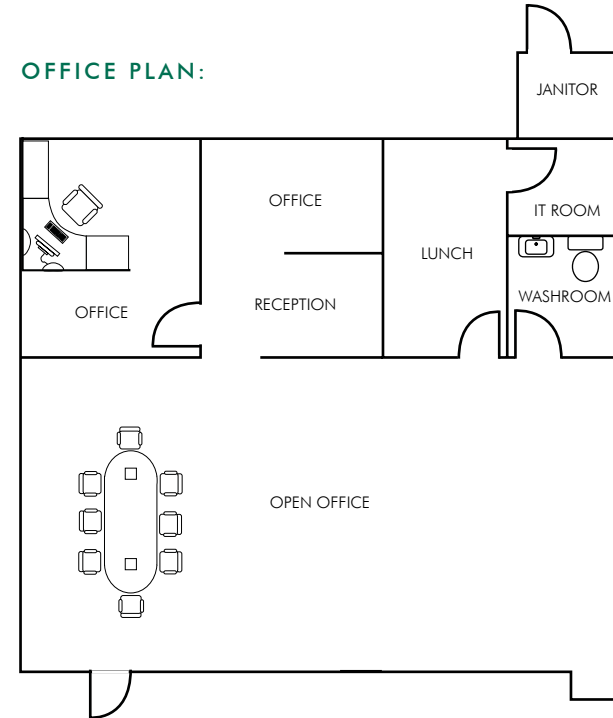
**Jason Kiselbach** • 604 662 5108 • [jason.kiselbach@cbre.com](mailto:jason.kiselbach@cbre.com)

[newhavenbusinesspark.com](http://newhavenbusinesspark.com)

**Building 3B: 23,978 sq. ft. of ground floor warehouse/office space available**



**OFFICE PLAN:**



**AVAILABLE SPACE**

|              |                               |
|--------------|-------------------------------|
| Unit 151     | 11,923 sq. ft.                |
| Unit 152     | 10,378 sq. ft. (warehouse)    |
|              | <u>1,677 sq. ft. (office)</u> |
| <b>Total</b> | <b>23,978 sq. ft.</b>         |

**LEASE RATE**

\$12.00 per sq. ft.

**TAXES & OPERATING COSTS**

Estimated at \$3.90 per sq. ft. (2017)

**ZONING**

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

**AVAILABLE**

September, 2017

**BUILDING FEATURES**

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

**OFFICE IMPROVEMENTS INCLUDE:**

- Large showroom
- Two boardrooms and one lunchroom
- Mens and ladies washrooms