

UNIT 200B

8085 NORTH FRASER WAY

BURNABY, BC

LH IMPORTS
Passion for Furniture

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200



400



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE
2,663 SF OF HIGH-QUALITY
2ND FLOOR OFFICE

BUILDING FEATURES

- High Quality Construction and Design
- Concrete tilt-up construction
- Abundance of glazing and natural light
- 5 private offices
- 12 workstations
- 1 lunchroom/kitchenette
- 2 bathrooms
- 1 break/flex room
- 1 storage room
- Up to 10 parking spots available

SUBLEASE TERM

Flexible term of 1-3 years

FURNITURE

Negotiable

GROSS RENT

\$35.00 per SF, Gross

ZONING

CD - Allowing a wide variety of office and industrial uses

TIMING

30 days notice

WAREHOUSE AREA

Up to 3,000 SF of pre racked warehouse space,
please contact listing agents



PROPERTY PHOTOS



THE LOCATION

This location provides quick access to major routes including Marine Way, Boundary Road, and Highway 91—making commutes to downtown Vancouver, Richmond, and Surrey seamless. The area is well-served by public transit and is just minutes from the Royal Oak SkyTrain station. The building is surrounded by a mix of corporate offices, light industrial operations, and green spaces, creating a balanced and professional environment. Nearby amenities include restaurants, cafés, fitness centers, and retail outlets, offering employees a variety of options for lunch breaks and after-work errands.

For more information, contact:

ALEX EASTMAN

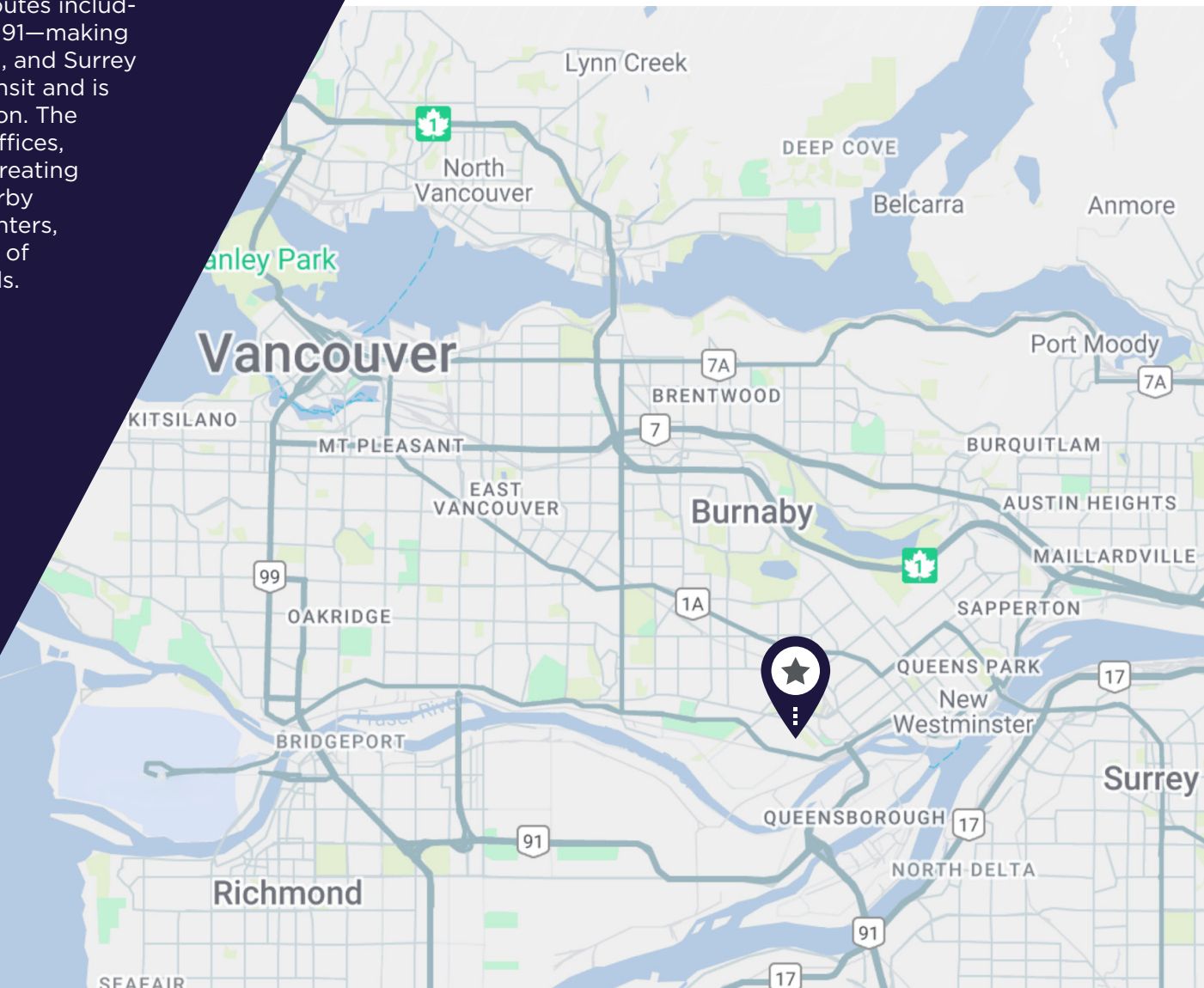
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