14-16 8980 FRASERWOOD COURT

BURNABY, BC



FOR LEASE

CORNER 2ND FLOOR OFFICE/INDUSTRIAL SPACE IN BIG BEND AREA

CUSHMAN & WAKEFIELD





FUNCTIONAL & SPACIOUS SECOND FLOOR OFFICE SPACE

Units 14-16 at 8980 Fraserwood Court, a 7,093 SF second-floor office space located in South Burnaby's Big Bend area. Featuring floor-to-ceiling windows with water views, this air-conditioned space offers a bright and functional layout, including six private offices, three large open areas, and two washrooms. Previously improved as a pharmaceutical packaging facility, the unit is well-suited for office, lab, or light industrial users. Additional features include a rare second-floor grade loading door with lift access.

PROPERTY HIGHLIGHTS

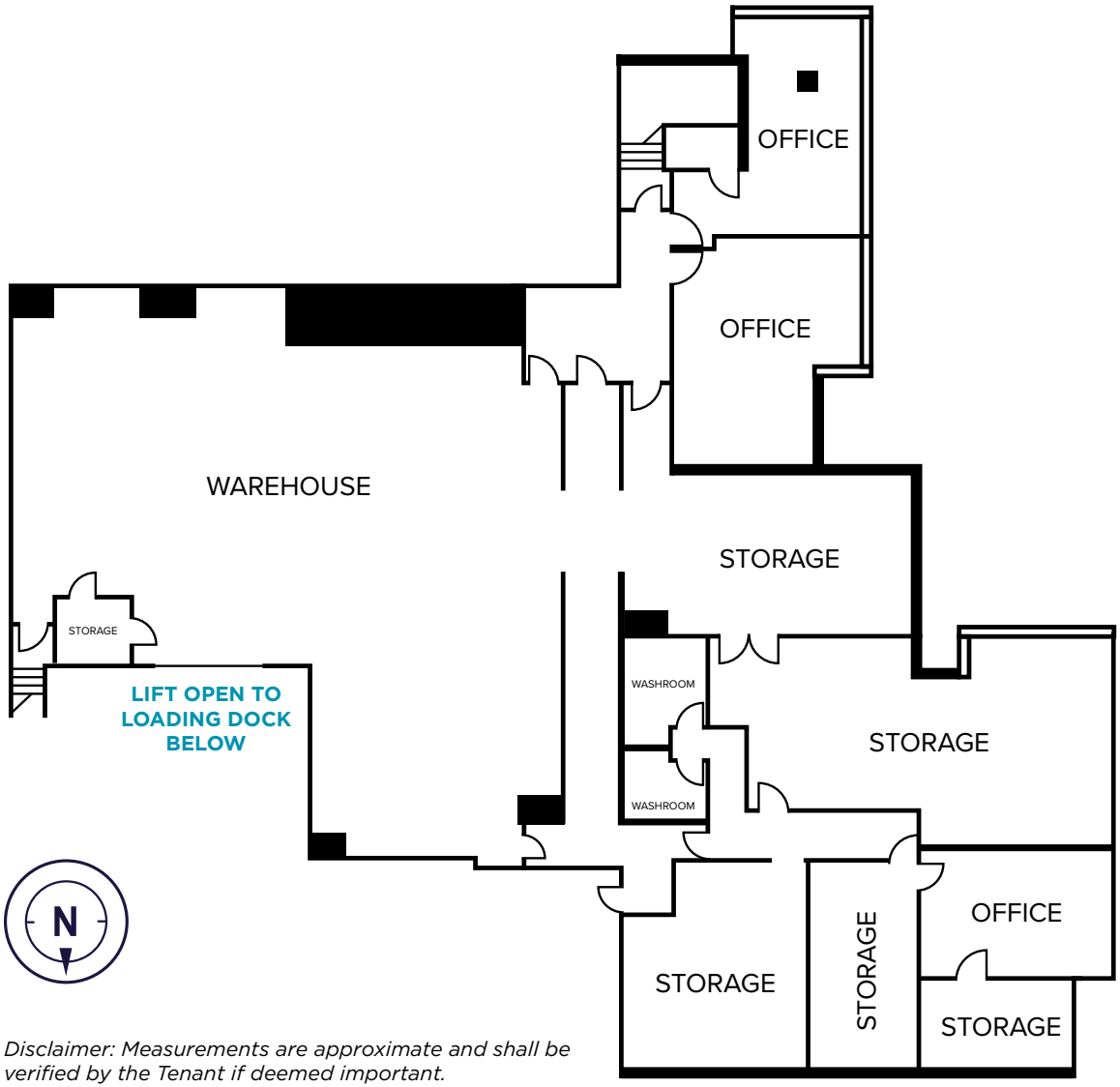
- 6 offices, 3 open work areas, and 2 washrooms
- Second-floor loading door with lift access, offering unique functionality for specialized operations
- Floor-to-ceiling windows with water views
- Corner unit with abundant sunlight

SALIENT FACTS

Size	±7,093 SF
Parking	Ample
Zoning	CD, M5, and M5R
Basic Rent	$12/SF
Additional Rent	$7.50/SF

FLOOR PLAN

±7,093 SF



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

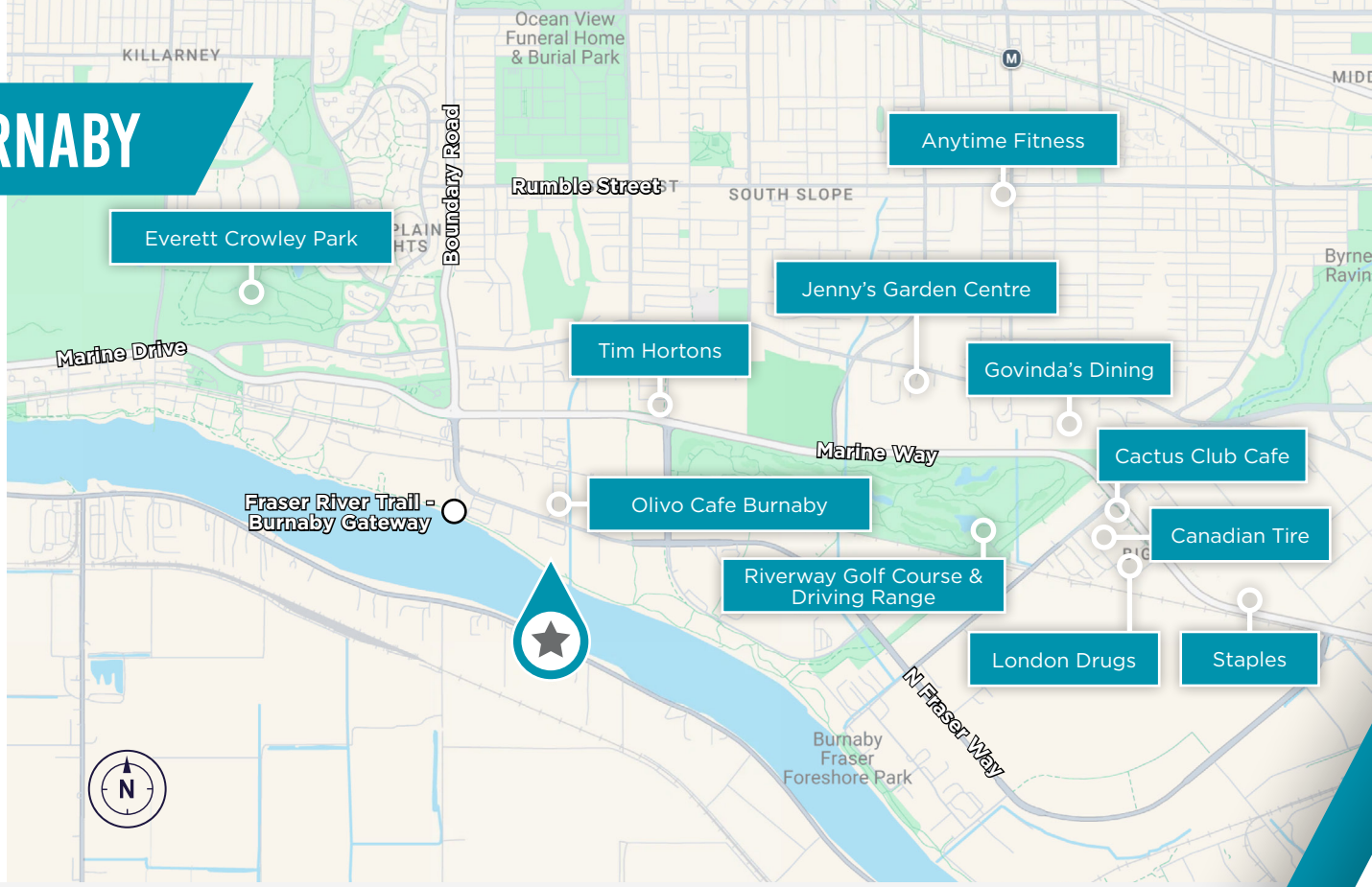






BIG BEND IN SOUTH BURNABY

8980 Fraserwood Court is located in the heart of the Big Bend area in South Burnaby, one of the city's most accessible and rapidly evolving business districts. The property benefits from excellent connectivity to major transportation routes, including Marine Way, Byrne Road, and Highway 91A, providing convenient access to Burnaby, Vancouver, Richmond, and New Westminster. Surrounded by a mix of industrial, commercial, and office developments, the area supports a wide range of business activities. Nearby amenities along Marine Way, such as restaurants, retail stores, and service providers, offer added convenience for employees and clients alike.



DRIVING TIMES

Marine Way
3 mins

New Westminster
19 mins

YVR International Airport
22 mins

Downtown Vancouver
37 mins

For more information, please contact:

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