

High Quality Plug & Play Temp Space

Opportunity to sublease approx. 20,000 SF of fully furnished, move-in ready office space



FOR SUBLEASE

**3rd Floor - 9200 Glenlyon Parkway
BURNABY, BRITISH COLUMBIA**

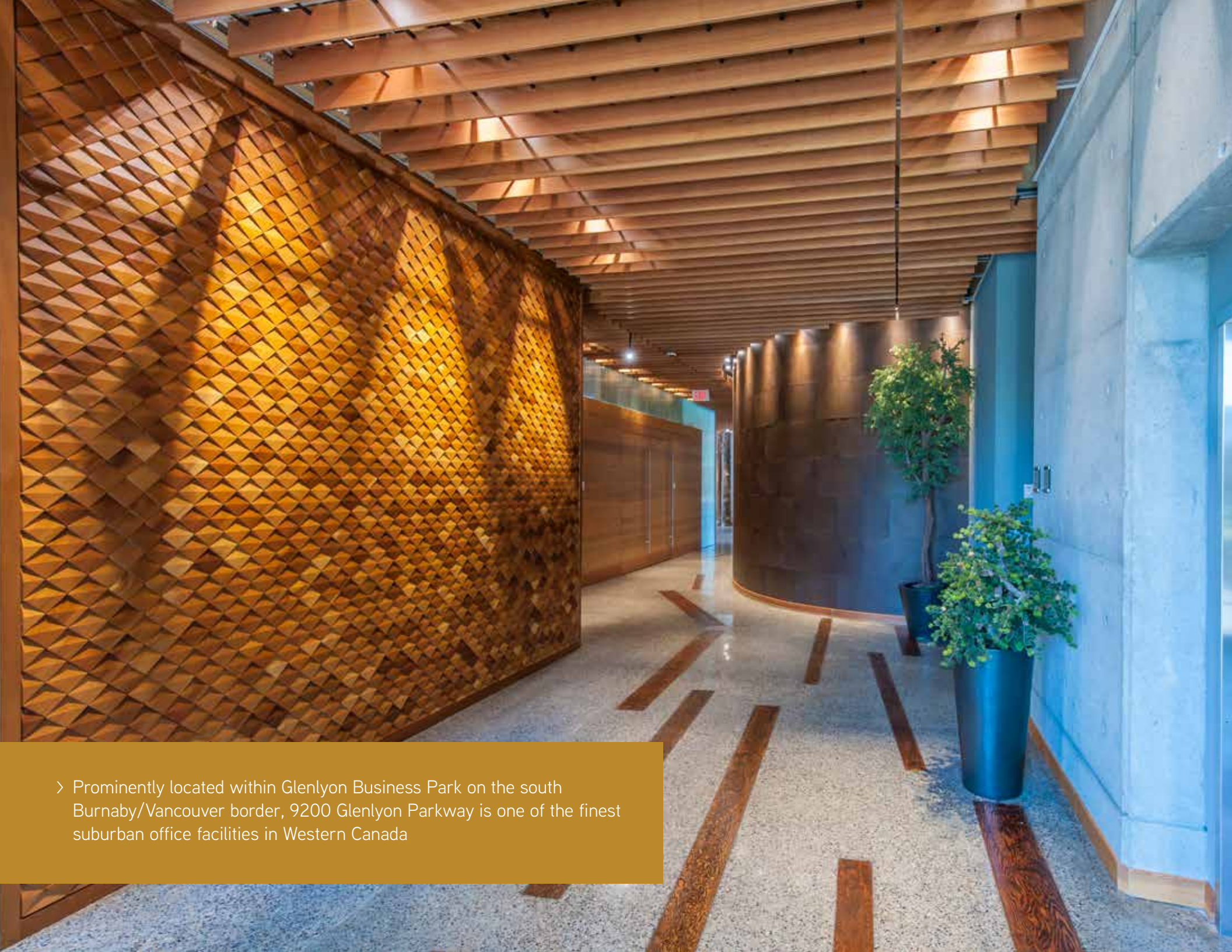
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› Prominently located within Glenlyon Business Park on the south Burnaby/Vancouver border, 9200 Glenlyon Parkway is one of the finest suburban office facilities in Western Canada

THE BUILDING

Purpose built for Nokia in 2003 and now occupied by LMI Technologies, the building features state of the art technology, an impressive entrance lobby, high quality finishes throughout, and large floor plates.

AMPLE POWER

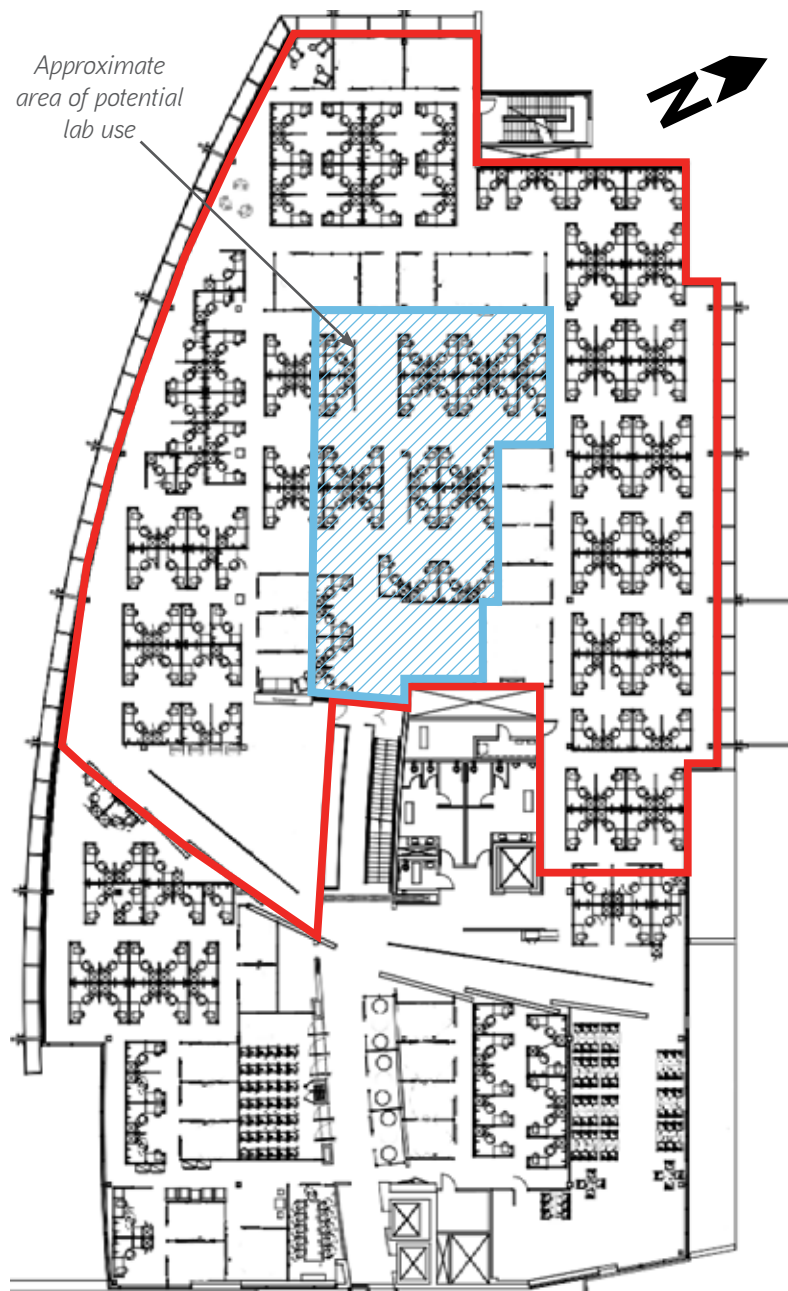
- › 40,500 amps stepped down and distributed to floors
- › Total building power is 1,447.5 KVA

CONNECTIVITY ENABLED

- › 3.5 inch raised floor, providing flexible wiring configurations
- › Mixture of fibre and CAT 5/6 throughout the building



FLOOR PLAN



* Floor plan is not an exact representation of current buildout

3RD FLOOR OPPORTUNITY

| | |
|---|--|
| Available: | With 60 days notice |
| Size: | Approx. 20,000 SF. Subject to final design and measurement. Could demise into two units. |
| Sublease Term: | Up to 5 years |
| Basic Rent: | Please contact listing agents for details |
| Taxes & Op. Costs (2019 Est.): | \$13.00 PSF (excluding janitorial) |
| Parking: | 60 stalls included at no cost |

SUITE FEATURES

- › **Fully wired and furnished** with flexible configurations available
- › Approximately **152 workstations** with opportunity for additional stations
- › **8 offices** / breakout rooms
- › 3 large boardrooms
- › 2 executive offices / meeting rooms with views
- › 3 additional shared breakout rooms
- › A portion of the floor includes electrostatic dissipative flooring to accommodate **potential lab use configurations**
- › High ceilings and floor-to-ceiling windows provide **stunning views and excellent access to natural light**



THE LOCATION

- Steps away from the **Fraser riverside trail system** & Burnaby Fraser Foreshore Park
- Glenlyon Business Park is surrounded by numerous **restaurants, shops and amenities**



RIVERWAY SPORTS COMPLEX

RIVERWAY GOLF COURSE AND DRIVING RANGE

RIVERWAY CLUBHOUSE & RESTAURANT

BIG BEND CROSSING

MARINE WAY MARKET

MEDITERRANEAN BAKERY

FRASER PARK RESTAURANT

BURNABY FRASER FORESHORE PARK

FRASER RIVERSIDE TRAILS

9200 GLENLYON

BALLARD CAFETERIA PROVIDES NUMEROUS, AFFORDABLE LUNCH OPTIONS



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CHECK OUT OUR 3D VIRTUAL TOUR

To open, launch the camera app on your phone and hover over this QR code. Then click on the prompt at the top of your screen to open link.



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