

FOR LEASE

3855

**WAYBURN
DRIVE**

BURNABY, BC

COMPLETION Q3 2023!



THE HIGH
TECHNOLOGY
FACILITIES GROUP

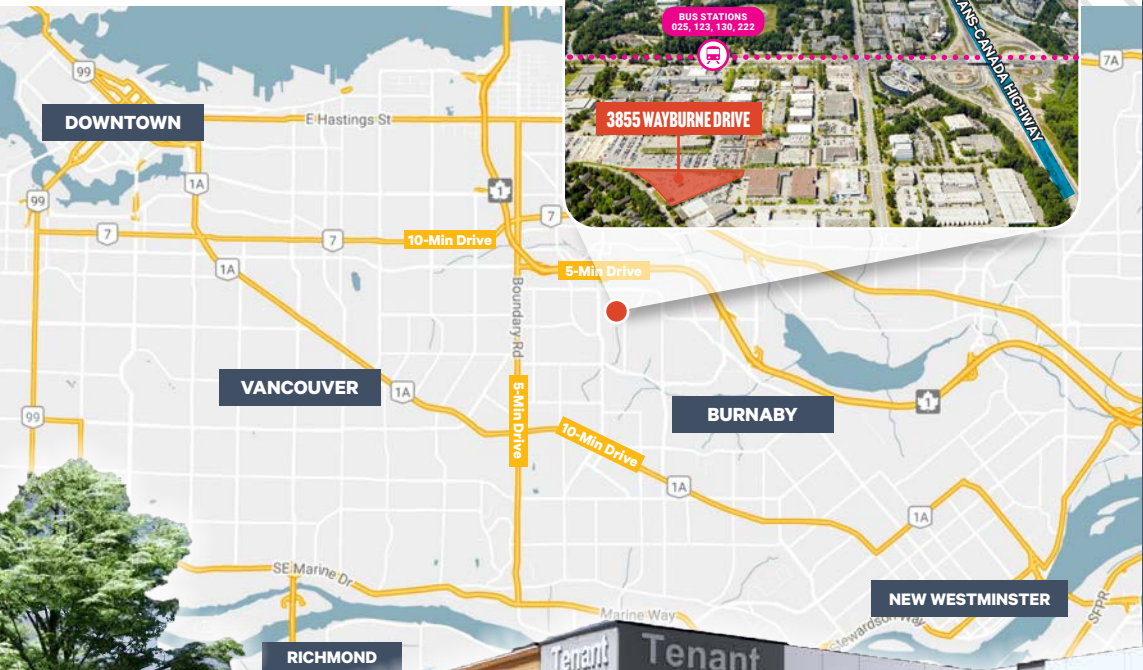
CBRE

**NEW 4-STOREY INDUSTRIAL STACKED FLEX
BUILDING WITH EXCELLENT LOADING & SIGNAGE**

THE OPPORTUNITY

3855 Wayburne Drive is a design built modern flex industrial building in the heart of the Trans Canada/Canada Way Corridor. With consideration given to meet the shortcoming of current flex industrial projects, such as oversized loading, power, oversized freight elevators, high ceilings, patios and generous glazing in the office areas, the building is highly adaptable and suitable for users requiring lab, clean rooms, clean manufacturing and production, all while supporting the need for attractive office and signature corporate appeal.

The building is centrally located between four major thoroughfares: Trans Canada Highway (5-min drive), British Columbia Highway 7 (10-min drive), British Columbia Highway 1A (10-min drive), and Boundary Road (5-min drive) which offers convenient accessibility throughout the Lower Mainland.



PROPERTY DETAILS

CIVIC ADDRESS

3855 Wayburne Drive, Burnaby BC

NET RENTABLE AREA

Level	Size	Use
1	37,056 SF	Office/Lab/Warehouse
2	24,334 SF	Office
3	34,936 SF	Office/Lab/Warehouse
4	14,353 SF	Office/Lab
Total	110,679 SF	

ASKING RATE

Please contact agents

OP COSTS & TAXES

\$6.00 PSF (2023 est.)

YEAR BUILT

Q3 2023

ZONING

M1

PARKING

1: 1,100 SF, at market rate

LOADING

Level 1: 5 dock doors, 2 grade level doors
Level 3: 5 dock doors, 1 grade level door
Each dock door has min. 9' W x 10' H and each grade door has a min. 14' W x 12' H. Both are insulated and weather stripped with lift hardware and all dock loading has 40,000 lbs load levelers.

CEILING HEIGHTS

26' clear in warehouse
13' clear in office

FLOOR LOAD

Levels 1 & 3
300 lbs/SF load - Ground Floor Office
500 lbs/SF load - Warehouse
Levels 2 & 4
100 lbs/SF load - Mezz. Office
All floors finished and leveled, ready for tenant finishes



BUILDING FEATURES



Two illuminated pylon exterior sign locations with excellent visibility



High performance curtain wall system and large format punch windows



1600/800 Amps, 347/600 V
3-Phase Power



Exterior base building lighting to be higher performance LED fixtures



1 x 3,500 lbs & 1 x 6,000 lbs
Machine-less hydraulic elevator system



TELUS PureFibre network



Secure bicycle stalls that will hold 20-25 bicycles



104 parking stalls with 8 Level II electric vehicle charging facilities



ESFR sprinkler system within warehouse



Rough in security system



Warehouse and office areas heated with gas fired unit heaters in order to achieve base building occupancy



Warehouse ventilation designed to achieve 0.5 air changes per hour (8000 cfm) including adequate ventilation to accommodate electric forklifts. Tenant premises ventilation designed to meet code requirements

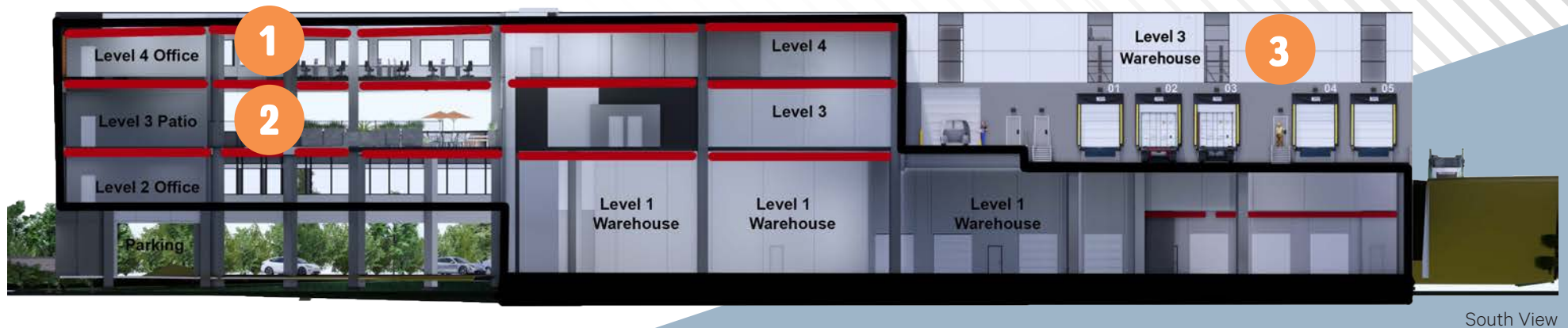
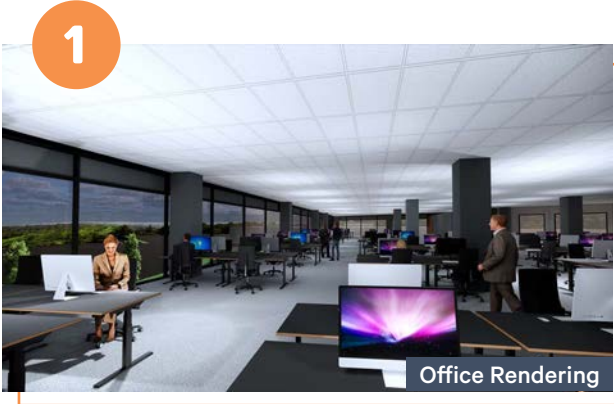


No cooling systems are provisioned for the core and shell scope



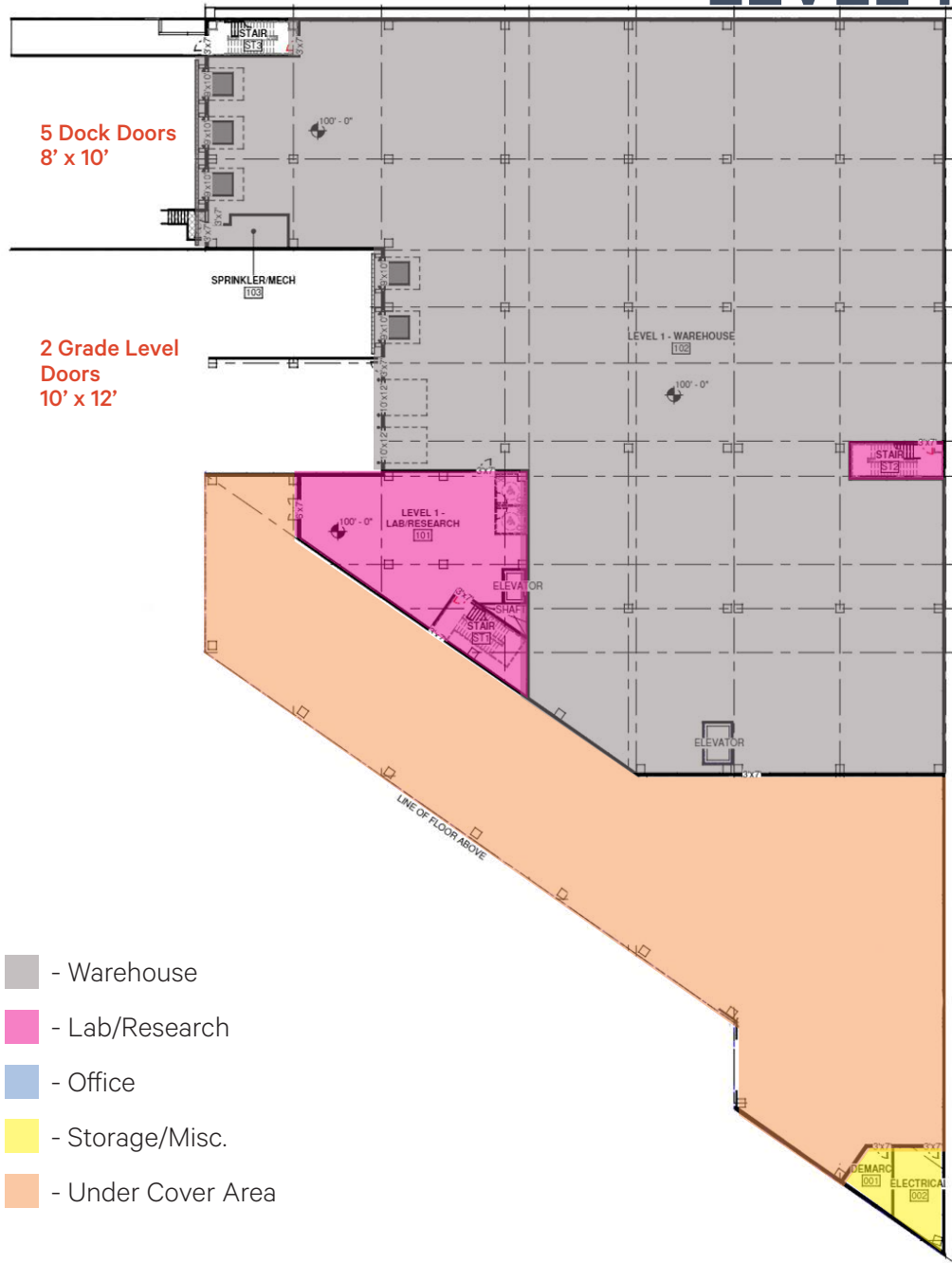
3855 WAYBURNE DRIVE

DEVELOPMENT PLANS



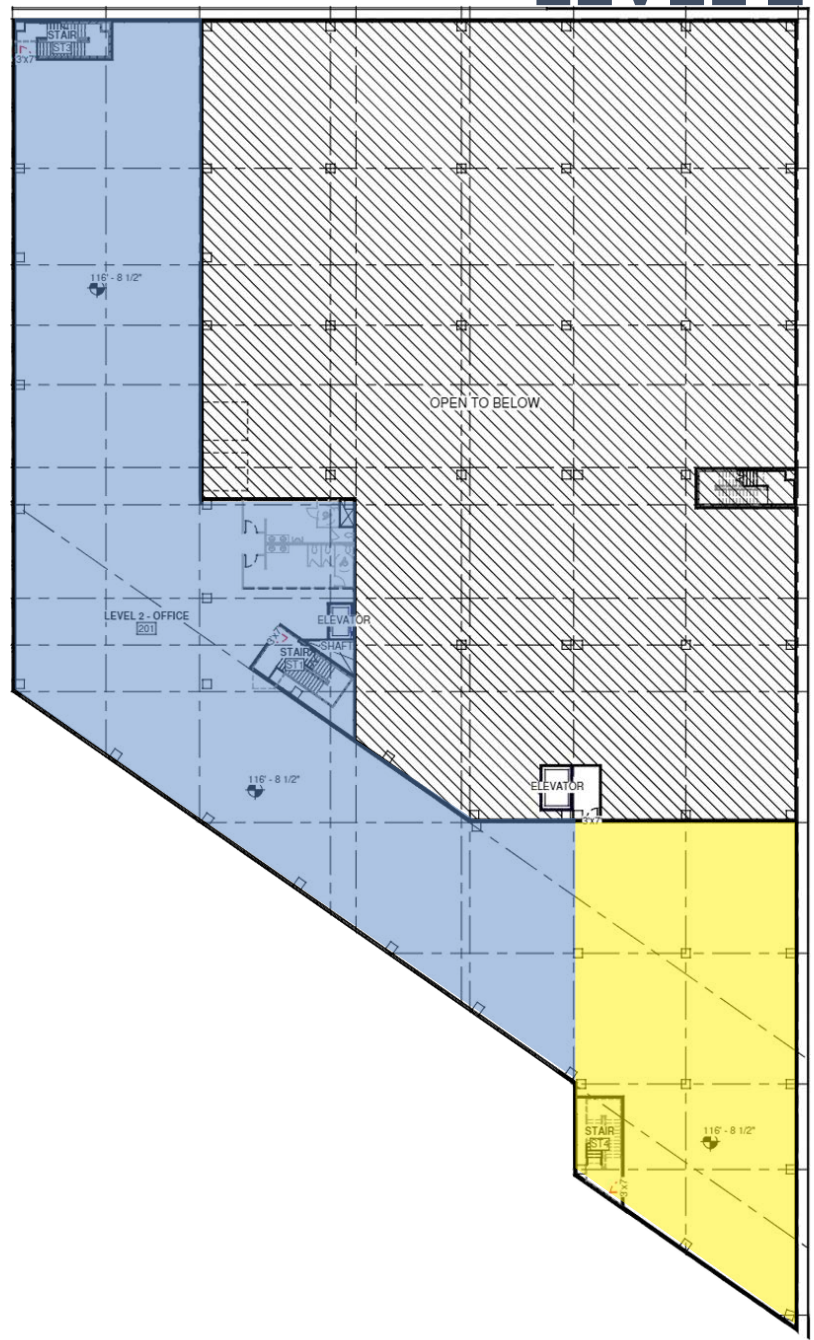
FLOOR PLANS

LEVEL 1



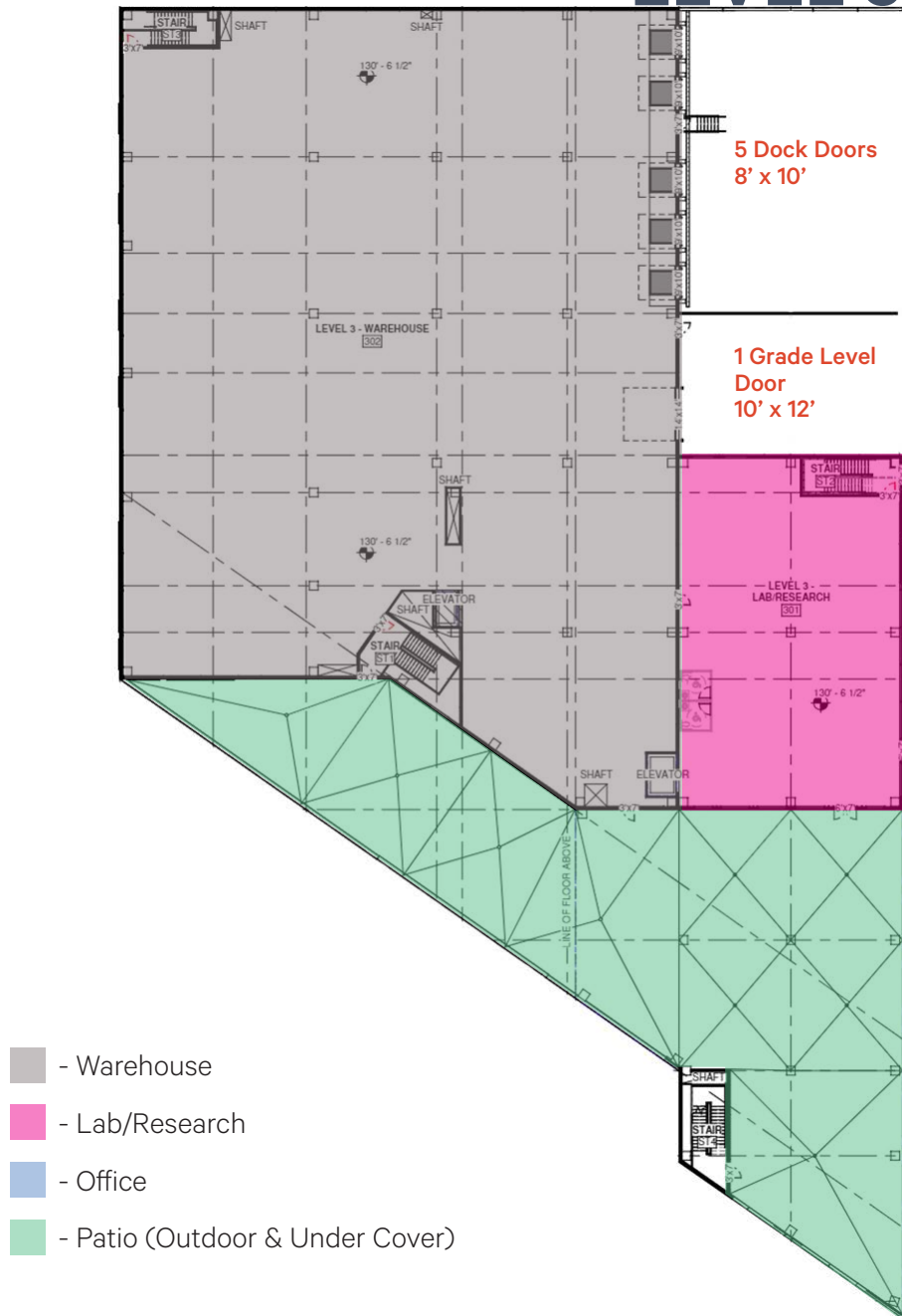
- Warehouse
- Lab/Research
- Office
- Storage/Misc.
- Under Cover Area

LEVEL 2

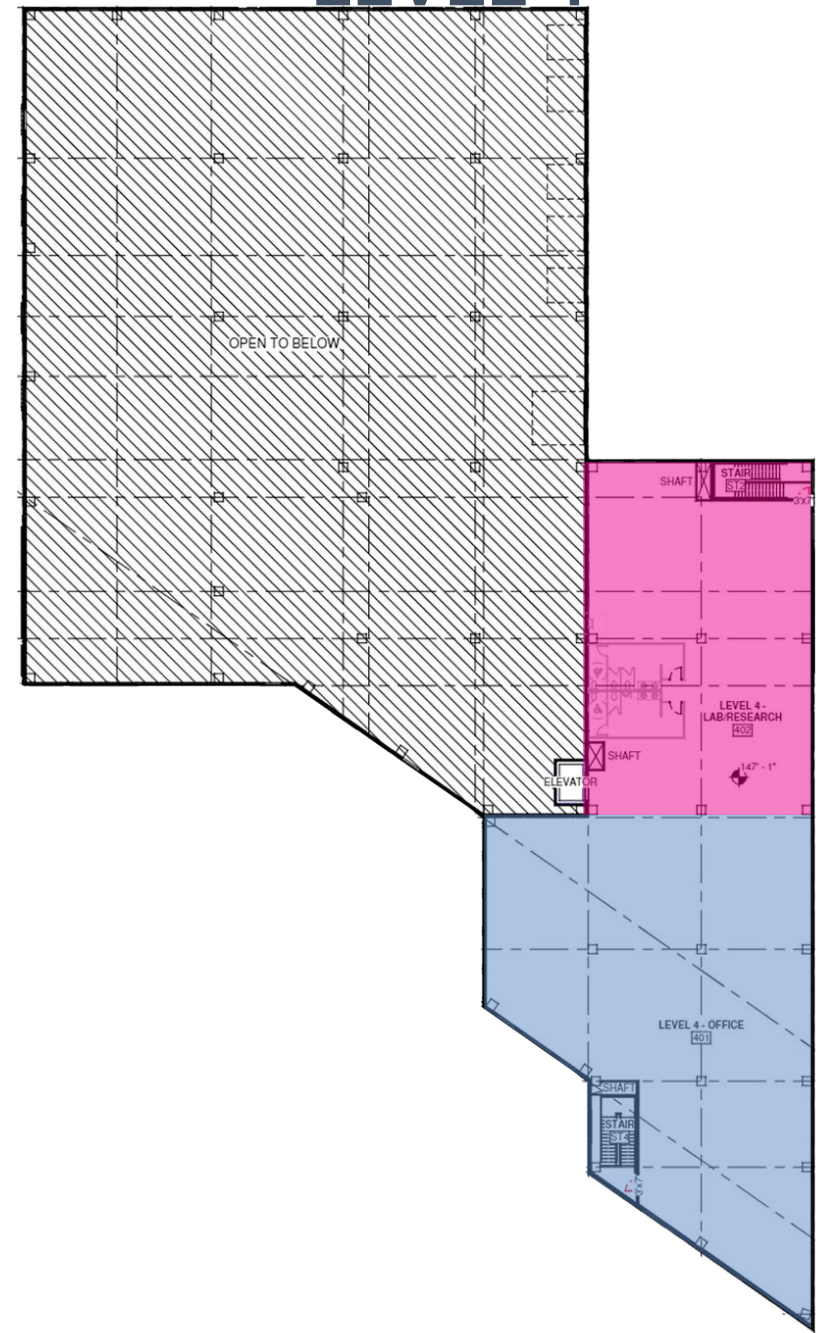


FLOOR PLANS

LEVEL 3



LEVEL 4



THE LOCATION

Located in the heart of Burnaby, 3855 Wayburne Drive is prominently situated on the East side of BCIT Burnaby Campus. The Property is a 2-minute walk to multiple bus lines (025, 123, 130, 222) on Willingdon Avenue that gives easy connection to both Millennium and Expo SkyTrain Lines.

This central location is only a 5-minute drive away from the Trans-Canada Highway and Boundary Road which offers convenient accessibility throughout Vancouver, Burnaby, Coquitlam, and the rest of Lower Mainland.

Another 10-minutes drive North from the property is the newly redeveloped world-renowned The Amazing Brentwood mall. And a 10-minute drive South is one of Canada's largest shopping malls, Metropolis at Metrotown. Both locations offer multiple market-leading retailers, eateries, and community amenities such as Cineplex's VIP Cinemas, Sporting Life, Zara, Aritzia, OEB Breakfast, and Gram Cafe.



NEARBY AMENITIES 5 KM RADIUS



325+
Restaurants



120+
Cafes



25+
Bars & Pubs



1,008+
Retail & Services



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