

13,765 SF - 46,594 SF
AVAILABLE



THE HIGH
TECHNOLOGY
FACILITIES GROUP



FOR SUBLEASE

9500 GLENLYON PARKWAY

LEED Gold “AAA” Class Office Building in
Glenlyon Business Park, South Burnaby

CONTACT **BLAIR QUINN**
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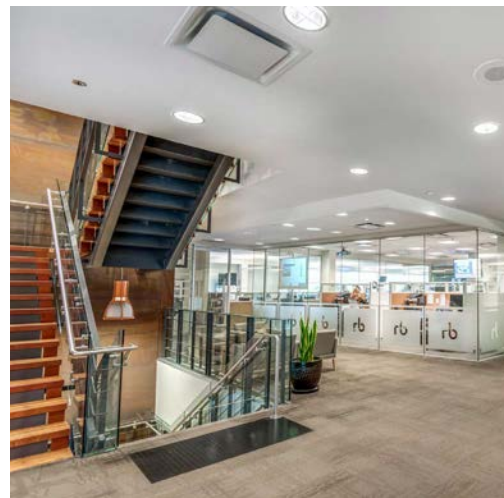
PROPERTY DETAILS

- Award winning **2010** development designed by Bunting Coady Architects
- **LEED Gold “AAA”** Class building
- 24/7 Fitness centre with training classes
- Secure bike storage
- Daycare (6 mn - 5 yrs old)
- Large full service Cafe
- 150 seat Training Room
- Large atrium with glass skylights and curtain wall glazing
- 10 ft ceilings in office

	NORTHWEST	SOUTHWEST
3RD FLOOR	17,572 SF	15,257 SF
2ND FLOOR	13,765 SF	-
TOTAL	31,337 SF	15,257 SF

All units are connected or can be leased separately.

ASKING RENT	Contact Listing Agent
OP COSTS & TAXES	\$16.16 PSF (2025 Est.) Excluding Management Fee
PARKING	2.85 stalls per 1,000 SF at no cost
FURNITURE	Available
AVAILABLE	Immediately
SUBLEASE TERM	Flexible

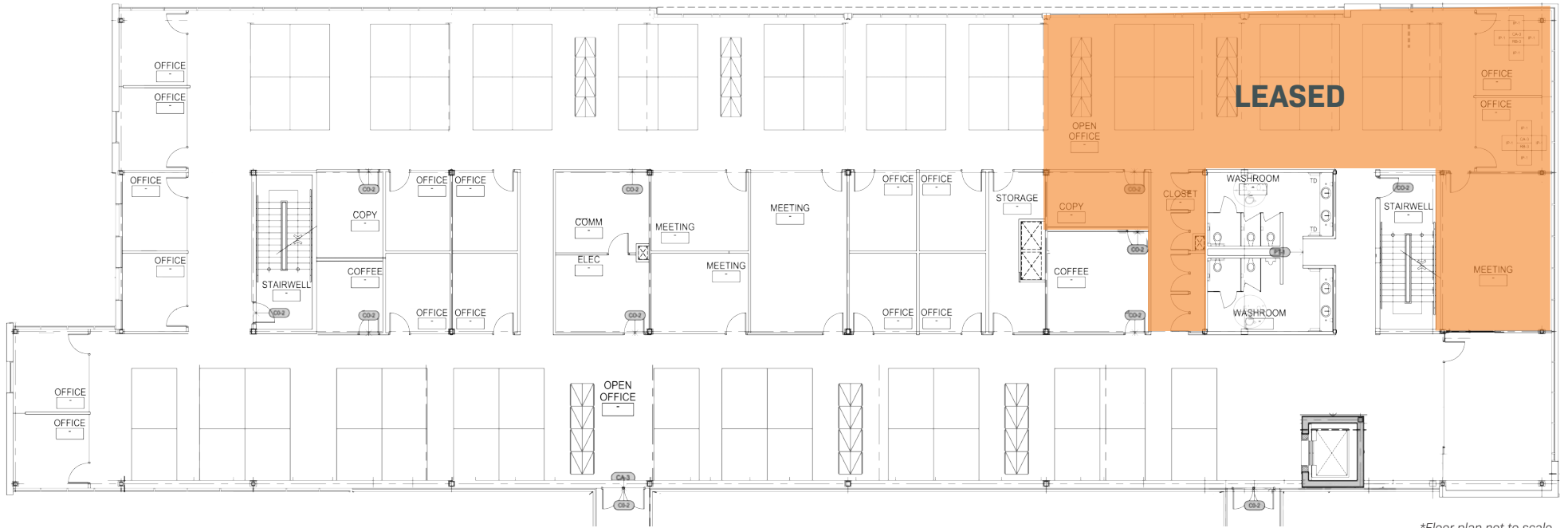


FLOOR PLANS*

2ND FLOOR | NORTHWEST

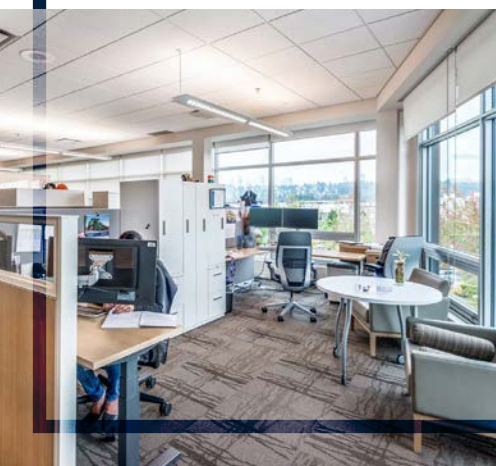
13,765 SF (Approx.)

- 14 private offices
- 4 meeting rooms
- 1 kitchenette
- Copy and storage rooms
- In suite washrooms
- Direct elevator access
- Abundance of natural light with glass windows on all sides



*Floor plan not to scale.





FLOOR PLANS*

3RD FLOOR | NORTHWEST

17,572 SF (Approx.)

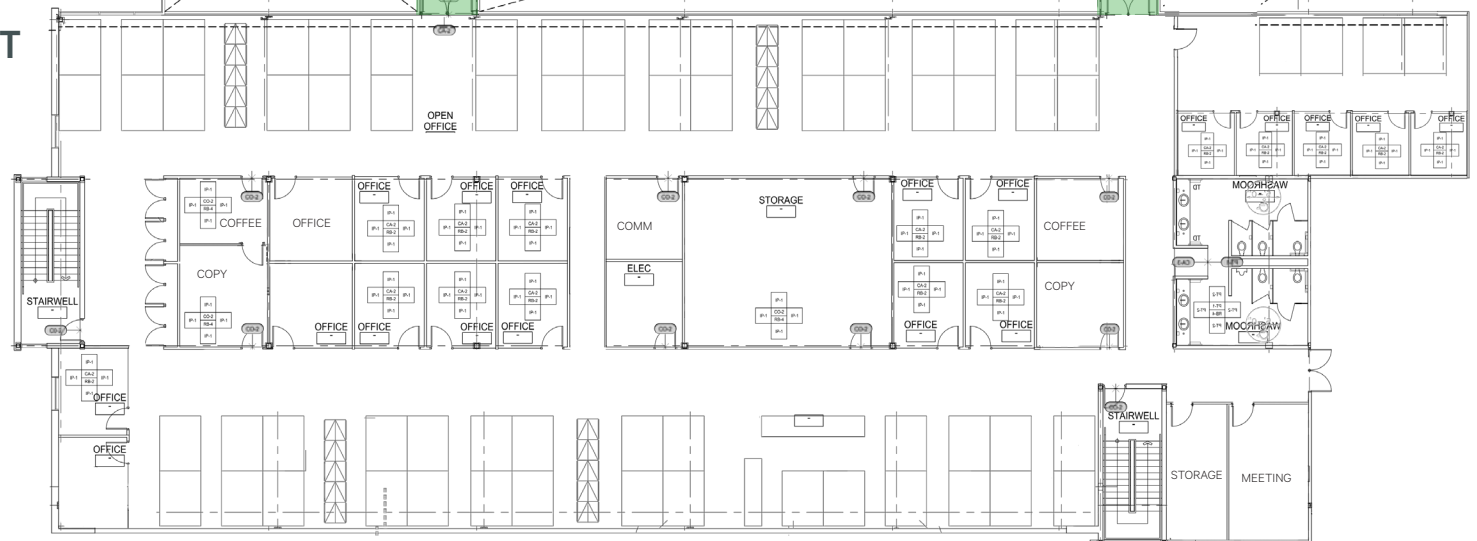
- 14 private offices
- 5 meeting rooms
- 2 kitchenettes
- Copy and storage rooms
- In suite washrooms
- Direct elevator access
- Abundance of natural light with glass windows on all sides



3RD FLOOR | SOUTHWEST

15,257 SF (Approx.)

- Room for 96 workstations
- 19 private offices
- 1 meeting room
- 2 kitchenettes
- Copy and storage rooms
- In suite washrooms
- Abundance of natural light with glass windows on all sides



*Floor plan not to scale.

GLENLYON BUSINESS PARK

9500 Glenlyon Parkway is located in Glenlyon Business Park in Burnaby, BC. It has convenient access to Boundary Road and Highway 99A and provides exceptional driving access throughout the rest of Metro Vancouver, with easy connections to the rest of Burnaby, Downtown Vancouver, Richmond, Surrey, Delta, and Langley.

The outstanding natural setting and contemporary architecture of Glenlyon make it the ideal location for work-life balance. Glenlyon offers ample off-site amenities, including Riverway Sports Complex and one of the finest golf clubs in Burnaby – Riverway Golf Course, both are perfect venues for various work events or team-building workshops.

Strategically located within minutes of Marine Way Market and Big Bend Crossing, this location is steps away from two urban shopping centres offering convenient access to service, retail and major restaurants.

NEARBY AMENITIES (5 KM RADIUS)



199+
Restaurants



7+
Bars & Pubs



89+
Cafes



763+
Retail & Services

3 MIN
TO BOUNDARY RD

10 MIN
TO HIGHWAY 99A

10 MIN
TO METROTOWN

25 MIN
TO YVR
INTERNATIONAL
AIRPORT

30 MIN
TO DOWNTOWN
VANCOUVER

35 MIN
TO US BORDER



FOR MORE INFORMATION CONTACT

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