

oxford

RIVERBEND

BUSINESS PARK

FOR LEASE

8340 FRASER REACH COURT
BURNABY, BRITISH COLUMBIA

BUILDING

4

BUILDING 4
210,282 SF

DISCOVER

Oxford Riverbend Business Park is a cutting edge industrial park located in the highly desired Big Bend area of Burnaby. Providing over 1,100,000 SF in 8 buildings, tenants will enjoy exceptional curb appeal in an unrivaled campus like setting. The facilities will feature efficient column spacing, 28' clear ceiling heights, ESFR sprinklers, dock loading doors with hydraulic levelers and energy efficient LED lighting. Oxford Riverbend Business Park is positioned for demanding tenants seeking central proximity to the GVA's core population & major transportation corridors without sacrificing efficiency and modern building design.



For more information contact: Drew Gilbertson - Senior Leasing Manager | 604.893.3203 | dgilbertson@oxfordproperties.com

BUILDING SPECIFICATIONS

Site Area:	14.24 acres
Zoning:	CD with M2 + M5 guidelines
Building Size:	210,282 SF
Available Area:	23,465 - 94,898 SF
Potential Mezzanine:	51,565 SF
Building Depth:	200' - 221'
Typical Column Grid:	55' x 40' with 55' x 50' staging bays
Ceiling Height:	28' clear
Dock Loading Doors:	33 (9' x 10') doors complete with bumpers, Z-guards, vision panel and swing arm lights 12 knock-out positions

Grade Loading Doors:	6 Doors (12' x 14')
Car Parking:	208 spaces (1:1,011 SF ratio)
Floor Slab:	7"
Main Power Service:	347/600 volt, 2,400 Amp, 3-phase electrical service
Lighting:	LED with motion sensors providing 35 foot candles (open plan)
Sprinklers:	ESFR
Basic Rent:	Please contact for proposals
Taxes & Operating Costs:	\$4.05 (2017 est.)
Available:	Q4 2017

KEY DEVELOPMENT FEATURES

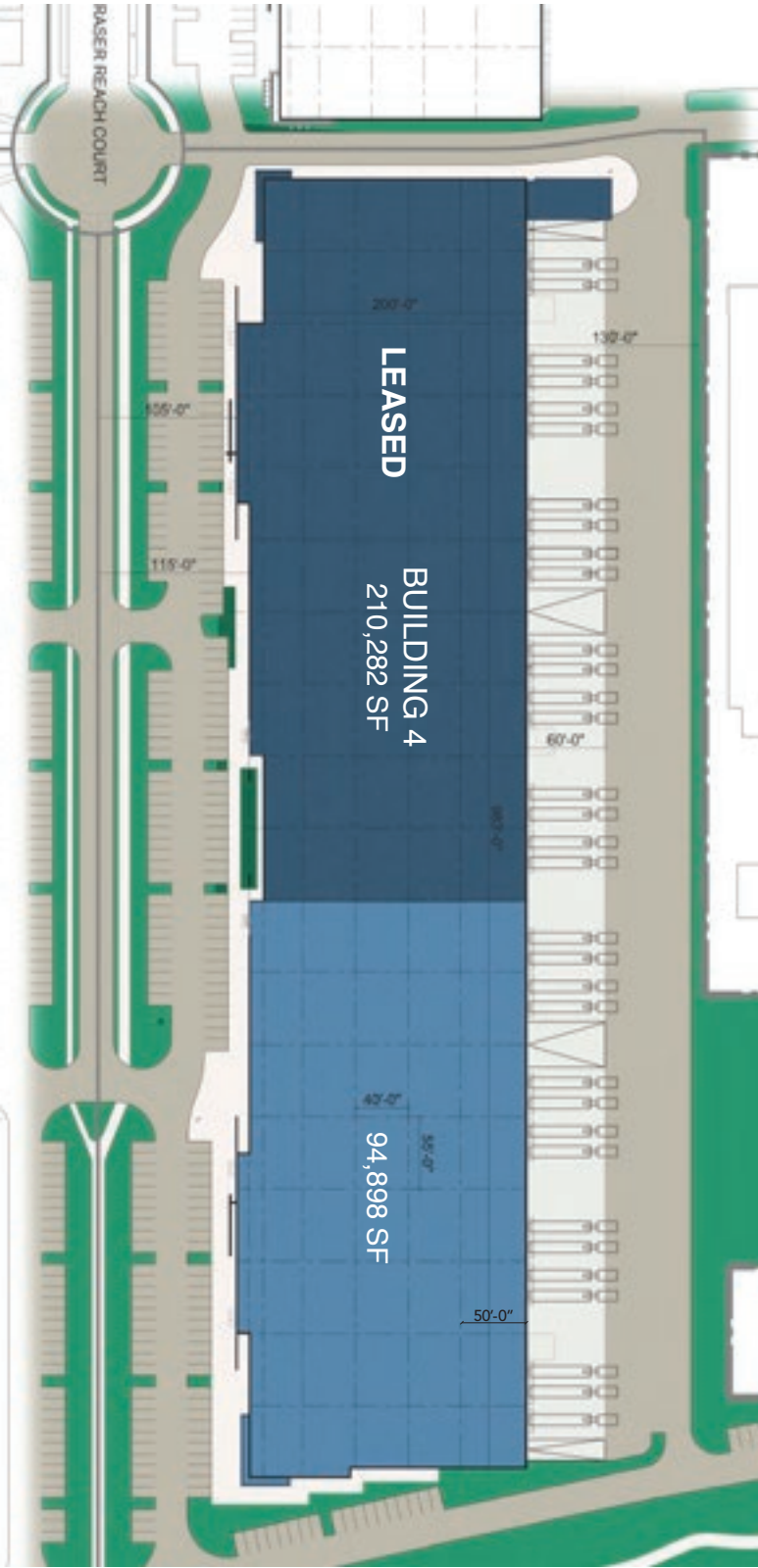
- Master planned business park
- Premium quality concrete tilt-up construction
- Dock level loading suitable for 53' trailers with hydraulic levelers, Z-guards and bumpers
- 130' dedicated truck court
- Efficient 55' x 40' column spacing
- 28' clear ceiling heights
- ESFR sprinkler system supporting Class IV Commodities
- Custom designed office layouts to meet Tenant's unique requirements
- Potential for up to 51,564 SF of mezzanine
- Targeting LEED Core and Shell certification

GREEN FEATURES

In line with Oxford's Sustainable Intelligence™ platform, design and construction will incorporate energy saving and environmentally friendly techniques targeting LEED certification, including:

- LED high bay lighting fixtures with motion sensors, reducing power consumption, providing direct bottom line savings
- Clerestory windows along the rear wall for natural light
- Increased thermal insulation (R-20 roof; minimum of R-15 in the building envelope)
- Landscaping using drought tolerant local species
- Use of recycled and low-emitting materials

BUILDING PLAN



RIVERBEND

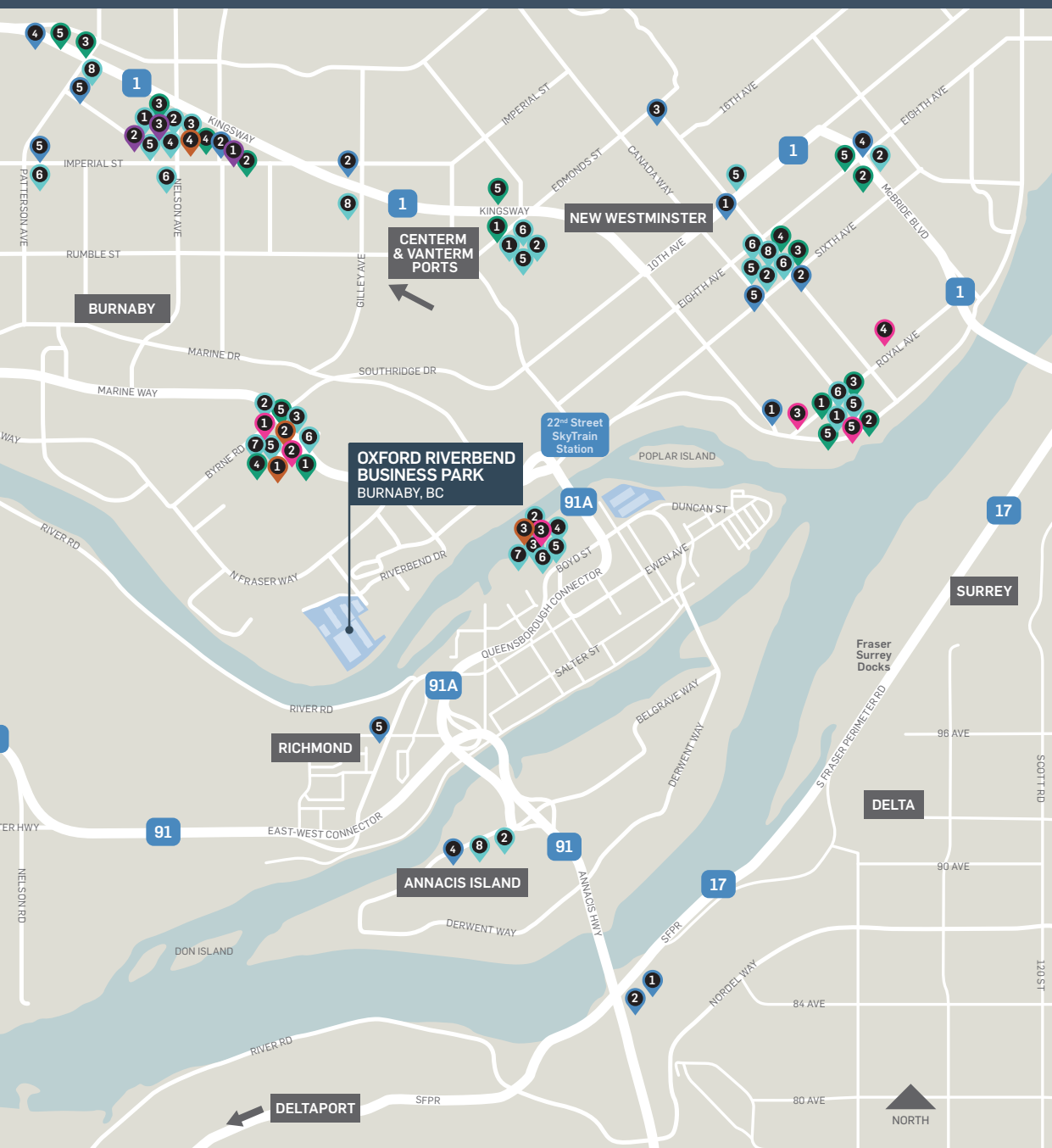
BUSINESS PARK

LOCATION, ACCESS & AMENITIES

Oxford Riverbend Business Park offers outstanding proximity to Marine Way, Highway 91A and the Queensborough & Alex Fraser Bridges and is easily accessible from Vancouver, Burnaby, New Westminster, Richmond and the Surrey-Delta areas. It's central location promotes access to urban population cores but is also within efficient distances to important infrastructure including Vanterm, Centerm, Fraser Surrey Docks & the South Fraser Perimeter road. In addition, the development is serviced by public transportation along Wiggins St & North Fraser Way via route #116. Oxford Riverbend Business Park provides a desirable location that is complimented by first class facilities and nearby amenity retail.

Approximate travel distances:

Marine Way – 1.2 km	Deltaport – 35 km
Highway 91A – 3.2km	Centerm / Vanterm – 18.1 km
Highway 91 – 6.2 km	Downtown Vancouver – 18.3 km
Highway 17 – 11.4 km	CN Intermodal Yard – 11.3 km
Highway #1 – 10.2km	CP Intermodal Yard – 22.6 km



AMENITIES

- RETAIL**
 1. Marine Way Market
 2. Big Bend Crossing
 3. Queensborough Landing
 4. Metropolis at Metrotown
- COFFEE & CONVENIENCE**
 1. Burger King
 2. McDonald's
 3. Nando's
 4. Opa
 5. Starbucks
 6. Tim Hortons
 7. Subway
 8. Wendy's
- GROCERY & DRUG**
 1. Save on Foods
 2. Safeway
 3. Shoppers Drug Mart
 4. London Drugs
 5. BC Liquor
- RESTAURANTS**
 1. Cactus Club
 2. White Spot
 3. Boston Pizza
 4. Old Spaghetti Factory
 5. Boathouse Restaurant
- HOTELS**
 1. Best Western
 2. Holiday Inn Express
 3. Hilton Vancouver Metrotown
- GAS STATIONS**
 1. Petro-Canada
 2. Chevron
 3. Husky
 4. Shell
 5. Esso