

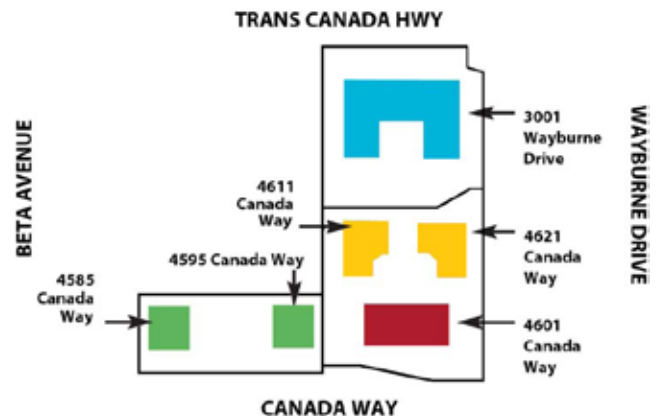
# 3001 WAYBURNE DRIVE



3001 Wayburne Drive is a state-of-the-art, "A" class, two storey office building. Built in 1996, 3001 is part of the six building office park, encompassing 450,000 square feet in a campus like setting. The building offers large, efficient floor plates with good views and generous use of window glazing. 3001 offers exceptional amenities and service to its tenants.

## BUILDING FEATURES

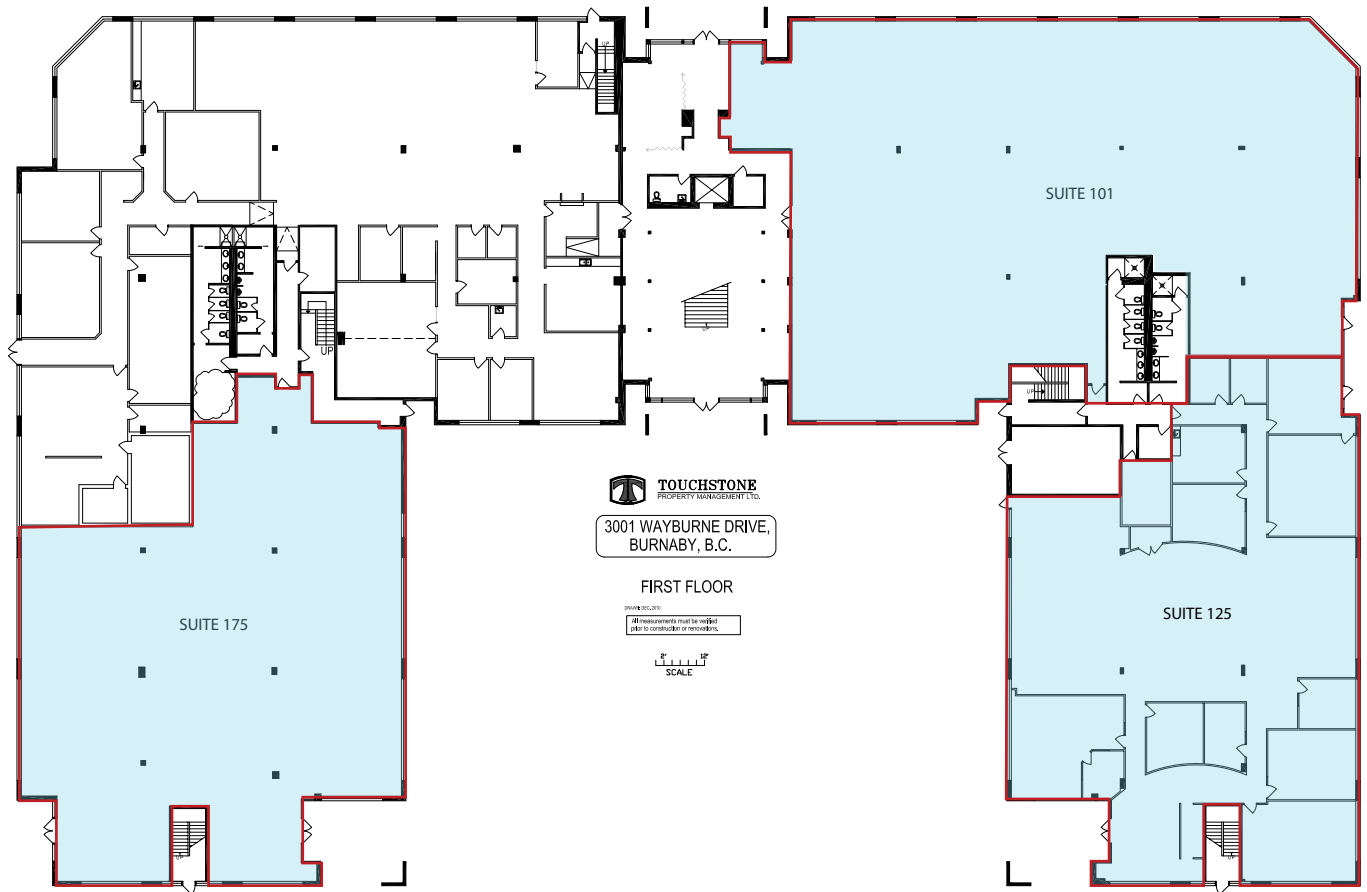
<b>Rental Rates:</b>	Negotiable	<b>Lighting:</b>	Fluorescent lighting Digital controlled time clock Pot lights
<b>Taxes and Operating Costs:</b>	\$10.27 psf (2011)	<b>Storage:</b>	\$12.00 psf (100 - 500 sf units)
<b>Year Built:</b>	1996	<b>Security:</b>	Central monitored security system Perimeter monitored cameras and lights Card access 24/7 Security patrol
<b>Building Size:</b>	96,391 sf	<b>Telecom:</b>	TELUS, Group Telecom, Bell Canada
<b>Typical Floor Plate:</b>	48,000 sf	<b>Typical Floor Plate Size:</b>	50,000 sf
<b>Floors:</b>	2		
<b>Ceiling Height:</b>	9.0 feet		
<b>Floor Loading:</b>	100 lbs. psf		
<b>Elevators:</b>	One (1) – Hydraulic 1360kg		
<b>Shipping Doors:</b>	Outside loading stall		
<b>Parking:</b>	One (1) stall per 333 sf \$75 per random stall \$85 per reserved stall		
<b>HVAC System:</b>	8 packaged Engineered Air rooftop units 1 packaged Lenox roof top unit 2 natural gas boilers 4 cooling split unit Digital direct control computer system		
<b>Sprinkler System:</b>	Wet system throughout		
<b>Electrical:</b>	800 amps 600 volts 3 phase		
<b>Building Operating Hours:</b>	8:00 am – 6:00 pm, Monday – Friday		
<b>Building HVAC Hours:</b>	8:00 am – 6:00 pm, Monday – Friday		



SUITE / FLOOR	AREA (sf)	DATE AVAILABLE	CONDITION OF IMPROVEMENTS
<b>Suite 101</b>	13,453 sf	Vacant and available immediately	Base building condition, full build out required. Up to 81,625 sf of contiguous space available.
<b>Suite 125</b>	9,730 sf	December 1, 2010	Fully built out. Up to 81,625 sf of contiguous space available.
<b>Suite 175</b>	9,848 sf	Vacant and available immediately	Base building condition, full build out required. Up to 81,625 sf of contiguous space available.
<b>Suite 201</b>	24,523 sf	Vacant and available immediately	Base building condition, full build out required. Up to 81,625 sf of contiguous space available.
<b>Suite 275</b>	23,772 sf	Vacant and available immediately	Currently marketed for Sublease. Term expires September 12, 2011. Can be converted to Headlease. Fully built out. Up to 81,625 sf of contiguous space available.



# 3001 WAYBURNE DRIVE



**TOUCHSTONE**  
PROPERTY MANAGEMENT LTD.

3001 WAYBURNE DRIVE,  
BURNABY, B.C.

FIRST FLOOR

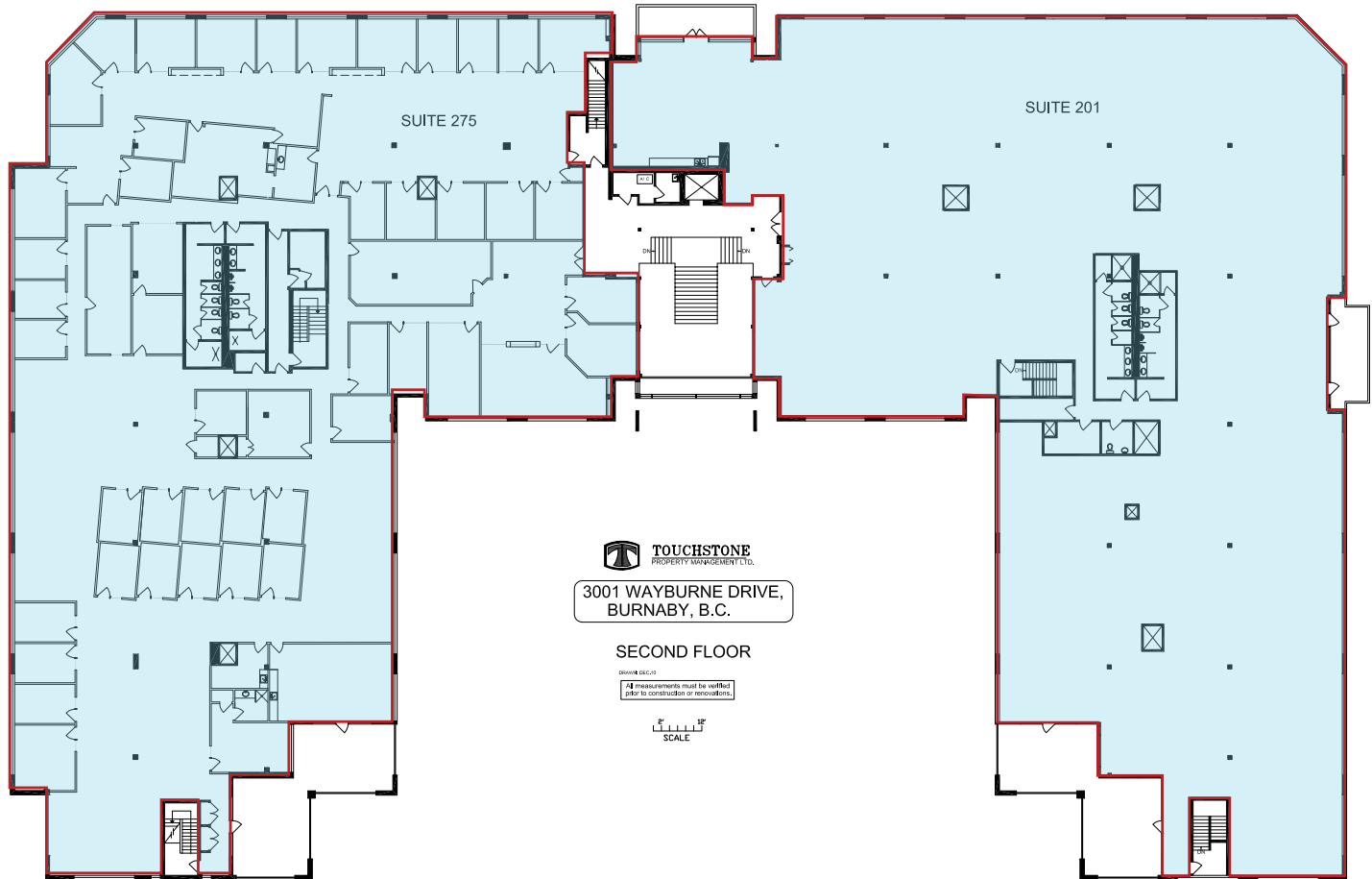
DISCLAIMER:  
All measurements must be verified  
after to construction or renovations.

1" = 10'-0"  
SCALE

1 FIRST FLOOR PLAN  
101-17

SUITE #	USABLE SF	RENTABLE SF
101	12,244	13,453
125	8,856	9,730
175	8,963	9,848

# 3001 WAYBURNE DRIVE



SUITE #	USABLE SF	RENTABLE SF
201	22,097	24,523
275	21,420	23,772



3001 WAYBURNE DRIVE,  
BURNABY, B.C.

### SECOND FLOOR

09/04/2015  
Measurements must be verified  
prior to construction or renovations.

