

**Adjacent to  
Skytrain Station**



**FOR LEASE  
HIGH QUALITY OFFICE  
3999 Henning Drive, Burnaby, B.C.**



**LOCATION:**

The building is situated at the corner of Lougheed Highway and Gilmore Avenue, one block east of Boundary Road, directly across the street from the Gilmore Skytrain station. The property provides excellent access to all key business locations via the Trans Canada Highway, Lougheed Highway and Metro Vancouver's developing rapid transit system. Numerous restaurants, hotels, and shopping within easy walking distance.

**OFFICE FEATURES:**

Class A well-appointed, fully improved office space with:

- Large open reception area
- Thirteen (13) private offices with exterior glazing
- Four (4) interior private offices
- One (1) large conference room
- Full HVAC system
- Lunch room
- Server room
- Document room
- Printing room
- Fiber optic cabling (to be verified by Tenant)
- Free access to 3<sup>rd</sup> floor gym
- M-5 Zoning allowing a wide range of office uses
- Full security 6pm - 6am & 24 hours on weekends

**PARKING:**

Twenty-one (21) random parking stalls - fourteen (14) above-ground at \$70.00 per month per stall plus parking tax and GST and seven (7) underground at \$100.00 per month per stall plus parking tax and GST

Unit	Rentable Area	Useable Area	Lease Rate/ Sq. ft. (plus GST)	Lease Rate/ Month (plus GST)	Operating Costs & Taxes/Sq. ft. (approx.)	Operating Costs & Taxes/Month (approx.)	Total per Month (plus GST)
#101	7,106 sq. ft.	6,646 sq. ft.	\$21.00	\$12,435.50	\$12.06	\$7,141.53	\$19,577.03

**For Further Information, Please Contact:**

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**\*Personal Real Estate Corporation**

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