



FOR LEASE
OFFICE / WAREHOUSE
#106 - 3855 Henning Drive, Burnaby, B.C.



LOCATION: Bridge Business Center is primely situated in the Boundary Road and Lougheed Highway area of Burnaby, ½ block from the Gilmore Sky Train station. Widely considered to be the geographical center of Metro Vancouver, Bridge Business Park offers easy access to all key business markets via Skytrain, the Trans Canada Highway and the *Lougheed Highway*.

AREA: Main Floor Office/Warehouse: 1,572 sq. ft.

FEATURES:

<i>Main floor Office/Showroom</i>	<i>Main Floor Warehouse</i>
<ul style="list-style-type: none"> * Excellent window exposure for natural light * Air conditioning * Large open general office area * One (1) private office * T Bar ceiling and lighting * Coffee bar and sink * 1 Handicap accessible washroom 	<ul style="list-style-type: none"> * 19 ft. clear ceiling heights * Grade level loading door * Overhead gas unit heating * 3 phase 100 amp service

PARKING: Two (2) assigned parking stalls plus loading area

LEASE RATE: \$17.00 per sq. ft. plus GST (or) \$2,227.00 per month plus GST

OPERATING COSTS & TAXES: \$7.62 per sq. ft. plus GST (or) \$998.22 per month plus GST

AVAILABLE: Immediately

For Further Information, Please Contact:

*PETER HALL / STEVEN HALL / BRADEN HALL - RE/MAX CENTRAL

*Personal Real Estate Corporation

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