



## FOR LEASE

HIGH QUALITY GROUND AND SECOND FLOOR OFFICE SPACE  
**#122-3989 HENNING DRIVE, BURNABY**



- LOCATION:** This office building is primely located ½ block from the Gilmore Skytrain station at the corner of Gilmore Avenue and Henning Drive in the prestigious Bridge Business Park. Bridge Business Park is conveniently located at the intersection of Boundary Road, Lougheed Highway and Gilmore Avenue, providing an unsurpassed level of accessibility to the Greater Vancouver area via the Trans Canada Highway, the Lougheed Highway and the Gilmore Skytrain Station.
- ZONING:** M-5 - allowing for a wide range of office uses.
- AREA:** 2,449 square feet
- FEATURES:**
- Abundance of natural light
  - Fully air-conditioned space with two (2) AC units
  - Excellent lighting throughout
  - Double height entrance reception area with tiled floors
  - Steel and glass boardroom located off the entrance area
  - Four (4) second floor private offices
  - New carpeting to be installed in office area
  - Built-in cabinets
  - Coffee bar and sink
  - Telus & Shaw fiber optic cabling
  - Small storage with double main doors
- PARKING:** Four (4) parking stalls – three (3) out front and one (1) located out back
- LEASE RATE:** \$25.00 per sq. ft. plus G.S.T. (or) \$5,102.08 per month plus G.S.T.
- OPERATING COSTS & PROPERTY TAXES:** \$8.90 per sq. ft. plus G.S.T. (or) \$1,816.34 per month plus G.S.T.

For Further Information, Please Contact:

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