



FOR LEASE

HIGH QUALITY 3RD FLOOR OFFICE

#301 - 3999 HENNING DRIVE, BURNABY, BC



LOCATION:

The building is situated at the corner of Lougheed Hwy and Gilmore Ave. 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.

ZONING:

M-5 zoning

AREA:

Usable area: 2,402 sq. ft.
Rentable area: 2,913 sq. ft.

BUILDING

FEATURES:

- Free access to 3rd floor gym
- Full security from 6pm - 6am & 24 hours on weekends
- Numerous restaurants, hotels and shopping within easy walking distance.
- Direct access to the Gilmore Skytrain Station

UNIT FEATURES:

- HVAC throughout
- Floor to ceiling windows for natural light
- Open reception area
- Three (3) private offices
- Large boardroom
- Storage room
- Tel/ data room
- Coffee bar and sink/lunchroom

PARKING:

- Six (6) random surface parking stalls available at \$75.00* per month/per stall
- Three (3) random underground parking available at \$100.00* per month/per stall (*plus applicable taxes)

LEASE RATE:

\$22.00 per sq. ft. plus GST (or) \$5,340.50 per month plus GST

OPERATING COSTS

& TAXES:

\$12.45 sq. ft. plus GST (or) \$3,022.24 per month plus GST

AVAILABLE:

Immediately

For Further Information, Please Contact:

PETER HALL PREC PREC*/ BRADEN HALL / STEVE HALL - RE/MAX CENTRAL

***Personal Real Estate Corporation**

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