



# FOR SUB-LEASE

## 2ND FLOOR CORNER OFFICE

### #204 - 3997 Henning Drive, Burnaby



- LOCATION:** This office building is primely located across the street 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 as well as the Gilmore Skytrain Station.
- UNIT AREA:** Rentable: 1,668 square feet  
Useable: 1,424 square feet
- ZONING:** M-5
- FEATURES:**
- Five (5) private offices
  - One (1) boardroom
  - Coffee bar and sink
  - HVAC throughout
  - Lots of glass for natural light
  - Opening Skylight
- PARKING:** Four (4) parking stalls available at \$70.00 per stall per month plus applicable taxes
- LEASE RATE:** \$21.00 per sq. ft. plus GST (or) \$2,919.00 per month plus GST
- OPERATING COSTS & PROERTY TAXES:** \$12.39 per sq. ft. plus GST (or) \$1,722.21 per month plus GST  
*\* Electricity and Gas individually metered at Tenants cost*  
*\*\* Interior janitorial services at Tenants cost and not included in the operating costs and property taxes*

**For Further Information, Please Contact:**  
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