



FOR SUB-LEASE
2ND FLOOR CORNER OFFICE
#204 - 3997 Henning Drive, Burnaby



LOCATION:

This office building is primarily 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 and Lougheed Highways 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 & TAXES:

\$12.39 per sq. ft. plus GST (or) \$1,722.21 per month plus GST

For Further Information, Please Contact:

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

*Personal Real Estate Corporation

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