



# FOR LEASE

## HIGH QUALITY OFFICE WAREHOUSE

### #109 – 3993 HENNING DRIVE, BURNABY, BC



**LOCATION:** Bridge Business Centre is primely situated in the Boundary Road and Lougheed Highway area of Burnaby. Widely considered to be the geographical centre of Greater Vancouver, Bridge Business Centre offers easy access to all key business markets via the Trans Canada and Lougheed Highways.

**AREA:** Main Floor Showroom: 743 sq. ft.  
Warehouse: 582 sq. ft.  
Total: 1,325 sq. ft.

**ZONING:** M-5 allowing for light industrial and outright office uses.

<b>UNIT FEATURES:</b>	<u>Main Floor Office</u>	<u>Main Floor Warehouse</u>
	- Large open area showroom	- 20' clear ceiling height
	- Large windows for natural light	- Three (3) phase power
	- Nicely furnished laminate flooring	- Rear grade level loading 10 x 12
	- One (1) private office	- Second floor structural storage free of charge

**PARKING:** One (1) parking stall at front and use of loading door at rear

**LEASE RATE:** \$19.00 per sq. ft. plus GST (or) \$2,097.92 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$11.00\* per sq. ft. plus GST (or) \$1,214.58\* per month plus GST (includes heat & light)

**AVAILABLE:** August 1, 2020

**For Further Information, Please Contact:**  
**PETER HALL PREC\* / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL**  
*\*Personal Real Estate Corporation*  
**Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307**  
**E-Mail: peter@davieshall.ca \* braden@davieshall.ca \* steve@davieshall.ca**  
**Website: www.davieshall.ca**

