



FOR LEASE

HIGH QUALITY CORNER OFFICE

#300 – 3999 HENNING DRIVE, BURNABY, BC



LOCATION: The Building is situated at the corner of Lougheed Highway and Gilmore Avenue, one block east of Boundary Road, directly across the street from the Gilmore Skytrain Station. The property provides excellent access to all key Metro Vancouver business locations via The Trans-Canada Highway, The Lougheed Highway and Metro Vancouver's developing rapid transit system.

ZONING: M-5

AREA: Useable: 4,142 sq. ft.
Rentable: 4,732 sq. ft.

FEATURES: Class A well-appointed – fully improved office space featuring:

- Corner unit with lots of windows for an abundance of natural light
- Open area reception
- One (1) large executive corner office
- Two (2) large boardrooms
- Two (2) large private offices
- Kitchen with lunchroom
- HVAC throughout
- Free access to 3rd floor gym
- Fibre optic cabling
- Full security 6pm – 6am & 24 hours on weekends

PARKING: Twenty-two (22) parking stalls: Twelve (12) above-ground random stalls at \$75.00 per month per stall plus parking tax and GST and ten (10) underground random stalls at \$100.00 per month per stall plus parking tax and GST

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$9,069.67 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$12.80 per sq. ft. plus GST (or) \$5,047.46 per month PLUS GST

AVAILABLE: November 1, 2021 or earlier if needed

For Further Information, Please Contact:

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

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