



# FOR LEASE

## BRIDGE BUSINESS PARK

### 3989 HENNING DRIVE, BURNABY, BC



- LOCATION:** This office building is primely located ½ block 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 and the Gilmore Skytrain Station.
- ZONING:** M-5 - allowing for a wide range of office uses.
- FEATURES:**
- Corner units with lots of windows providing an abundance of natural light
  - Nicely finished first class offices
  - Fully air-conditioned
  - Fluorescent lighting
  - General work areas
  - Coffee bar and sinks
  - Washrooms
- PARKING:** One (1) parking stall per 500 sq. ft. at \$100.00 per month per stall plus applicable taxes

UNIT	OFFICE SQ. FT.	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER SQ. FT. PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS GST	TOTAL PER MONTH PLUS GST	AVAILABLE
#111	1,470*	\$23.00	\$2,817.50	\$10.50	\$1,286.25	\$4,103.75	Immediately
#211	1,470*	\$23.00	\$2,817.50	\$7.37	\$902.83	\$3,720.33	Immediately

\* Can be leased together or separate

**For Further Information, Please Contact:**  
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