

FOR LEASE

BRIDGE BUSINESS CENTRE - HIGH EXPOSURE CORNER OFFICE #201 - 3997 HENNING DRIVE, BURNABY, BC



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.

AREA: 4,235 square feet

ZONING: M-5

FEATURES:

- Fully improved to a first class standard
- T-bar ceiling with energy efficient lighting system
- Excellent glazing for natural light on three exposures
- Double corner unit
- Directly adjacent to the Gilmore Skytrain station
- Elevator access and private walk up from parking area
- Private offices, workstations, open area and reception
- Large Boardroom
- Large kitchen with full lunchroom
- One (1) private washroom with access to communal building washrooms

PARKING: Eight (8) above-ground reserved parking stalls at \$75.00* per month per stall
**plus applicable parking tax and GST*

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$8,117.08 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$14.09* per sq. ft. plus GST (or) \$4,972.59* per month plus GST
**Excluding Heat and Light*

AVAILABLE: June 1, 2023

For Further Information, Please Contact:
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