



FOR LEASE

SECOND FLOOR HIGH QUALITY CORNER OFFICE #221 - 3993 HENNING DRIVE, BURNABY, BC



LOCATION: Bridge Business Park is primely situated in the Boundary Road and Lougheed Highway area of Burnaby ½ block from the Gilmore Sky Train station. Widely considered to be the geographical centre of Greater Vancouver, Bridge Business Park offers easy access to all key business markets via the Trans Canada and Lougheed Highways.

ZONING: M-5 zoning providing for a broad range of uses.

AREA: 1,761 square feet

FEATURES:

- Corner unit with abundance of natural light
- Air-conditioning throughout
- Four (4) private offices plus board room
- Reception plus open work area
- One (1) skylight
- IT room
- Coffee bar – no sink
- Ceiling tiles and lightbulbs replaced
- New carpet tile flooring
- One (1) washroom

PARKING: Four (4) parking stalls included in Lease rate

LEASE RATE: \$22.00 per sq. ft plus GST (or) \$3,228.50 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$13.77* per sq. ft. plus GST (or) \$2,020.78* per month plus GST
**Excluding Heat & Light*

AVAILABLE: Immediately

For Further Information, Please Contact:

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

**Personal Real Estate Corporation*

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