



FOR LEASE

OFFICE/WAREHOUSE

MAIN FLOOR #102 - 3855 HENNING DRIVE, BURNABY



- LOCATION:** Bridge Business Centre 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 center of Greater Vancouver, Bridge Business Park offers easy access to all key business markets via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain Station.
- AREA:** 1,439 sq. ft.
- ZONING:** M5
- FEATURES:**
- Street exposure
 - Office fully air conditioned
 - Fluorescent & accent lighting
 - Large reception & showroom area
 - One (1) large open work area
 - One (1) washroom
 - Coffee bar & sink
 - Warehouse with grade loading door
- PARKING** Two (2) parking stalls
- LEASE RATE:** \$23.00 per sq. ft. plus GST (or) \$2,758.08 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$11.02 per sq. ft. plus GST (or) \$1,321.48 per month plus GST
- UTILITIES:** Tenant to place utilities in their name and pay for their proportionate share on a 60/40 split with upstairs Tenant.
- AVAILABLE:** November 1, 2024

For Further Information, Please Contact:

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

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