



FOR LEASE
OFFICE/WAREHOUSE
#119 - 3855 HENNING DRIVE, BURNABY, BC



- 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 centre of Metro Vancouver, Bridge Business Park offers easy access to all key business markets via Skytrain, the Trans Canada Highway and the Lougheed Highway.
- ZONING:** M-5
- AREA:** 1,039 sq. ft.
- FEATURES:**
- Excellent window frontage for natural light
 - T-bar ceiling in showroom
 - Coffee bar & sink
 - Concrete floor throughout
 - Open area plan
 - One (1) grade level loading door
 - High ceiling in warehouse
 - One (1) washroom
- PARKING:** Two (2) parking stalls out front plus loading area
- LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$1,904.83 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$14.38* per sq. ft. plus GST (or) \$1,245.07* per month plus GST
**Including Hydro*
- AVAILABLE:** October 1, 2024

For Further Information, Please Contact:
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