

# FOR SALE/LEASE

## HIGH QUALITY SECOND FLOOR OFFICE

### #203 - 3993 HENNING DRIVE, BURNABY, BC



**LOCATION:**

This office space is primely located ½ block from the Gilmore Skytrain station in the prestigious Bridge Business Park which 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 light industrial and outright office uses.

**AREA:**

1,149 square feet

**FEATURES:**

- Second floor unit with abundance of natural light
- Air-conditioning throughout
- Open area reception
- Four (4) private offices
- Server room
- Coffee bar & sink
- One (1) ensuite washroom

**PARKING:**

Three (3) parking stalls

**STRATA FEE:**

\$5.88 per sq. ft. plus GST (or) \$563.09 per month plus GST

**PROPERTY TAX:**

\$6.16 per sq. ft. (or) \$589.56 per month

**LEASE RATE:**

\$23.00 per sq. ft. plus GST (or) \$2,202.25 per month plus GST

**SALE PRICE:**

\$779,000.00

**AVAILABLE:**

July 1, 2025

**For Further Information, Please Contact:**

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

*\*Personal Real Estate Corporation*

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