

FOR LEASE

OFFICE

#123 - 3989 HENNING DRIVE, BURNABY, BC



- LOCATION:** This office building is primely located ½ block 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 Highway, the Lougheed Highway and the Gilmore Skytrain Station.
- ZONING:** M-5 - allowing for a wide range of office uses.
- AREA:** 1,287 square feet
- FEATURES:**
- Abundance of windows for natural light
 - Excellent lighting throughout
 - Fully air-conditioned space
 - Open area reception
 - Coffee bar and sink
 - One (1) private washroom
- PARKING:** Three (3) parking stalls at \$150.00 per stall per month
- LEASE RATE:** \$25.00 per sq. ft. plus GST (or) \$2,681.25 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$13.93* per sq. ft. plus GST (or) \$1,494.27* per month plus GST
**Not including Heat & Light / Including Management fee*
- AVAILABLE:** May 1, 2025

For Further Information, Please Contact:
BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST
**Personal Real Estate Corporation*
Telephone: (604) 718-7300 Website: www.davieshall.ca
E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca

