



**FOR LEASE**  
**MAIN FLOOR OFFICE**  
**#103 - 3991 HENNING DRIVE, BURNABY, BC**



**LOCATION:** Bridge Business Centre is primarily situated in the Boundary Road and Lougheed Highway area of Burnaby ½ block from the Gilmore SkyTrain 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 Highway, Lougheed Highway and the Gilmore Skytrain Station.

**ZONING:** M-5

**AREA:** 1,612 sq. ft.

**FEATURES:**

- Corner unit with glazing on 3 sides
- Three (3) private offices
- Large open work area
- HVAC throughout
- One (1) private washroom
- Coffee bar and sink

**PARKING:** Three (3) dedicated parking stalls at \$100.00 per month per stall plus applicable taxes.

**LEASE RATE:** \$21.00 per sq. ft. plus GST (or) \$2,821.00 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$13.50\* per sq. ft. plus GST (or) \$1,813.50\* per month plus GST  
*\*Including Heat, Light and Management Fee*

**AVAILABLE:** January 1, 2026 (or sooner)

**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](http://www.davieshall.ca)**  
**E-Mail: [braden@davieshall.ca](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca) [peter@davieshall.ca](mailto:peter@davieshall.ca)**



