



FOR LEASE

HIGH QUALITY OFFICE

#304 – 3999 HENNING DRIVE, BURNABY, BC



LOCATION: The Building is situated at the corner of Lougheed Highway and Gilmore Avenue, one block east of Boundary Road, directly across the street from the Gilmore Skytrain Station. The property provides excellent access to all key Metro Vancouver business locations via The Trans-Canada Highway, The Lougheed Highway and Metro Vancouver's developing rapid transit system.

ZONING: M-5

AREA: 1,842 sq. ft. rentable

FEATURES: Class A well-appointed – fully improved office space featuring:

- HVAC throughout
- Large open area workspace
- Boardroom
- Four (4) private offices
- Coffee bar and sink
- Free access to 3rd floor gym
- Fibre optic cabling
- Full security 6pm – 6am & 24 hours on weekends

PARKING: Six (6) parking stalls: Three (3) above-ground random stalls at \$75.00 per month per stall plus parking tax and GST and three (3) underground random stalls at \$100.00 per month per stall plus parking tax and GST

LEASE RATE: \$24.00 per sq. ft. plus GST (or) \$3,684.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$13.26* per sq. ft. plus GST (or) \$2,035.41* month plus GST

**Excluding management fee. Not including Heat and Light*

AVAILABLE: November 1, 2025

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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