

**FOR
LEASE**

**#122 - 3989 HENNING DRIVE
BURNABY, BC**



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FOR LEASE

HIGH QUALITY GROUND AND SECOND FLOOR OFFICE SPACE

#122 - 3989 HENNING DRIVE, BURNABY, BC

LOCATION:

This 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

AREA: 2,449 square feet

FEATURES:

- Abundance of natural light
- Fully air-conditioned space with two (2) AC units
- Excellent lighting throughout
- Double height entrance reception area with tiled floors
- Steel and glass boardroom located off the entrance area
- Four (4) second floor private offices
- Nice carpeting office area
- Built-in cabinets
- Coffee bar and sink
- Telus & Shaw fiber optic cabling
- Small storage with double main doors

PARKING: Four (4) parking stalls – three (3) out front and one (1) located out back

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$4,489.83 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$15.13* per sq. ft. plus GST (or) \$3,087.78* per month plus GST
*Excluding Heat & Light / Including Management Fee

AVAILABLE: February 1, 2026 or sooner