

**FOR
LEASE**

**#208 – 3993 HENNING DRIVE
BURNABY, BC**



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FOR LEASE
HIGH QUALITY SECOND FLOOR OFFICE
#208 – 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:** 4,202 square feet
- FEATURES:**
- Second floor corner unit with abundance of natural light
 - Eleven (11) private offices
 - One (1) boardroom
 - One (1) meeting room
 - Reception area
 - Spacious staff room
 - Mail/server room
 - Two (2) private washrooms
- PARKING:** Ten (10) parking stalls
- LEASE RATE:** Attractive first year lease rate of \$20.00 per sq ft plus GST (or) \$7,003.33 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$12.07* per sq. ft. plus GST (or) \$4,226.51* per month plus GST
**Excluding heat and light.*
- AVAILABLE:** Immediately