

**FOR
LEASE**

**#104 – 3993 HENNING DRIVE
BURNABY, B.C.**



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FOR LEASE
HIGH QUALITY OFFICE
#104 – 3993 HENNING DRIVE
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LOCATION:

The building is primely located in Bridge Business Park only a ½ block from the Gilmore Skytrain Station. Widely considered to be the geographical center of Metro Vancouver, this property provides excellent access to all key Metro Vancouver business locations via the Trans-Canada Highway, the Lougheed Highway, Boundary Road, 1st Avenue to the Downtown Core.

ZONING: CD M5 M5R

AREA: 2,463 sq. ft.

FEATURES:

- Fully air conditioned
- Large open work & showroom area
- Large sales area 14 ft. x 26 ft.
- One (1) 17 ft. x 24 ft. office
- One (1) 15 ft. x 13 ft. board room
- Four (4) private offices
- File room
- Server room
- Coffee bar and sink
- Two (2) washrooms

PARKING: Five (5) assigned parking stalls

LEASE RATE: \$21.00 per sq. ft. plus GST (or) \$ 4,310.25 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$15.02* per sq. ft. plus GST (or) \$3,082.86* per month plus GST
**Not including heat and light.*

AVAILABLE: August 1, 2026

For Further Information, Please Contact:
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