

**FOR  
LEASE**

**#201 – 3991 HENNING DRIVE  
BURNABY, B.C.**



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**FOR LEASE**  
**OFFICE**  
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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, 1<sup>st</sup> Avenue to the Downtown Core.

**ZONING:** M-5 zoning providing for a broad range of uses.

**AREA:** 1,485 square feet

**FEATURES:**

- Excellent corner unit with lots of glazing providing an abundance of natural light
- Executive corner office
- Three (3) private offices
- Large boardroom
- Lougheed Highway exposure

**PARKING:** Five (5) parking stalls at \$100.00 per stall per month

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$2,722.50 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$13.41\* per sq. ft. plus GST (or) \$1,659.49\* per month plus GST

*\*Including Management fee, excluding heat & light.*

**AVAILABLE:** April 1, 2026

**For Further Information, Please Contact:**

**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**

**\*Personal Real Estate Corporation**

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