

**FOR  
LEASE**

**#107 – 3855 HENNING DRIVE  
BURNABY, B.C.**



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**FOR LEASE**  
**OFFICE/WAREHOUSE**  
**#107 – 3855 HENNING DRIVE**  
**BURNABY, B.C.**

**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:** M5/M2r

**AREA:** 1,580 square feet

**FEATURES:**

Main Floor Office/Showroom

- Exposure onto Henning Drive
- Excellent window frontage for natural light
- Air-conditioning/Heat Pump System
- T-bar ceiling and lighting
- Carpeting throughout
- Open area plan
- One (1) washroom

Warehouse

- 19 ft. clear ceiling height
- Grade level loading
- Overhead Gas Unit Heating
- 3 Phase 100 amp service  
*(to be verified by Tenant)*

**PARKING:** Two (2) parking stalls plus loading area

**LEASE RATE:** \$21.00 per sq. ft. plus GST (or) \$2,765.00 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$11.35\* per sq. ft. plus GST (or) \$1,494.42\* per month plus GST  
*\*Including Heat & Light*

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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