

**FOR  
LEASE**

**#111 – 3989 HENNING DRIVE  
BURNABY, BC**



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**FOR LEASE**  
*BRIDGE BUSINESS PARK*  
OFFICE/STORAGE  
**#111 – 3989 HENNING DRIVE**  
**BURNABY, BC**

**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 - allowing for a wide range of office uses

**AREA:** 1,470 square feet

**FEATURES:**

- Bright unit with lots of windows providing an abundance of natural light
- Nicely finished first class office/warehouse flex space
- Fully air-conditioned
- Modern lighting
- General open work area
- Washroom

**PARKING:** Two (2) parking stalls at \$100.00 per month per stall plus applicable taxes

**LEASE RATE:** \$23.00 per sq. ft. plus GST (or) \$2,817.50 per month plus GST

**OPERATING COSTS &  
PROPERTY TAXES:** TBD

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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