

**FOR
LEASE**

**OFFICE/WAREHOUSE
#112 – 3823 HENNING DRIVE
BURNABY, BC**



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FOR LEASE

OFFICE/WAREHOUSE

#112 – 3823 HENNING DRIVE, BURNABY, BC

LOCATION:

Bridge Business Centre is primely situated in the Boundary Road and Lougheed Highway area of Burnaby, ½ block from the Gilmore SkyTrain station. Widely considered to be the geographical centre of Metro Vancouver, Bridge Business Park offers easy access to all key business markets via the SkyTrain, the Trans-Canada Highway and Lougheed Highway.

ZONING: M5

AREA: 1,540 square feet

FEATURES:

- Air-conditioned office/warehouse
- Front office, rear loading
- Abundance of natural light
- Bright modern lighting
- Open area reception
- Coffee bar and sink
- One (1) washroom
- Open area warehouse
- Grade level loading door

PARKING: Three (3) parking stalls

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$2,951.67 per month plus GST

OPERATING COSTS &

& PROPERTY TAXES: \$12.48* per sq. ft. plus GST (or) \$1,602.13* per month plus GST

**Not including heat and light*

AVAILABLE: Immediately

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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