

**FOR
SALE/LEASE**

**OFFICE
#203 – 3823 HENNING DRIVE
BURNABY, B.C.**



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FOR SALE/LEASE
SECOND FLOOR OFFICE
#203 – 3823 HENNING DRIVE
BURNABY, B.C.

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: CD M-5

AREA: 1,500 square feet

FEATURES:

- Excellent glazing
- Fully air-conditioned
- Three (3) large private offices
- Kitchenette
- Private washroom
- Boardroom
- Storage room

PARKING: Three (3) parking stalls at front of unit

STRATA FEE: \$3.40 per sq. ft. plus GST (or) \$425.07 per month plus GST

PROPERTY TAX: \$6.29 per sq. ft. (or) \$ 786.45 per month 2025

LEASE RATE: \$21.00 per sq. ft. plus GST (or) \$2,625.00 per month plus GST

SALE PRICE: \$999,000.00

AVAILABLE: October 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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