

**FOR
LEASE**

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



BRADEN HALL

braden@davieshall.ca

(604)718-7302

STEVE HALL

steve@davieshall.ca

(604)718-7317

PETER HALL

PERSONAL REAL ESTATE CORPORATION

peter@davieshall.ca

(604)718-7303



FOR LEASE
OFFICE
#201 – 3991 HENNING DRIVE
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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, 1st 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**

Telephone: (604) 718-7300 Website: davieshall.ca

E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca