



FOR SUBLEASE

7,208 SF of Improved Office Space Located in **Brentwood**

#402-3999 Henning Drive, Burnaby, BC

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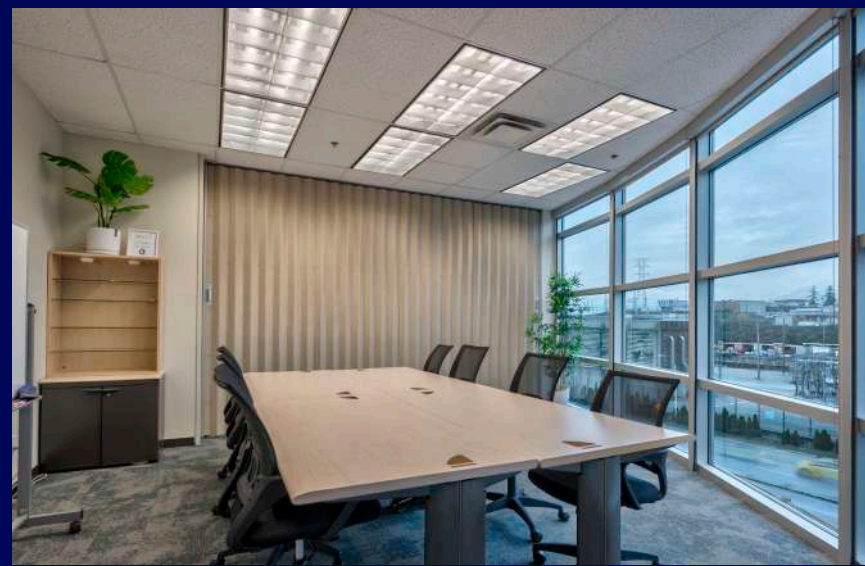
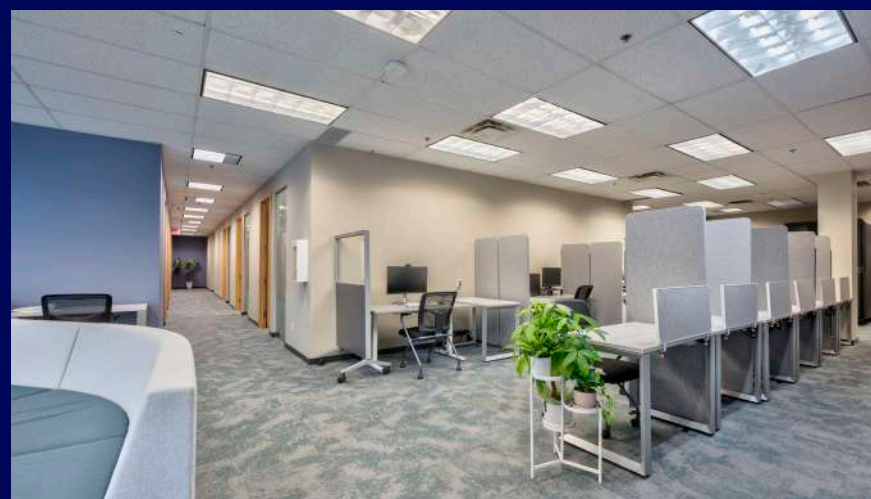
Property Overview

Improved 7,208 SF office sublease opportunity at 3999 Henning Drive, ideally situated in Burnaby's popular and growing Brentwood neighbourhood with easy access to a full range of amenities.

Location

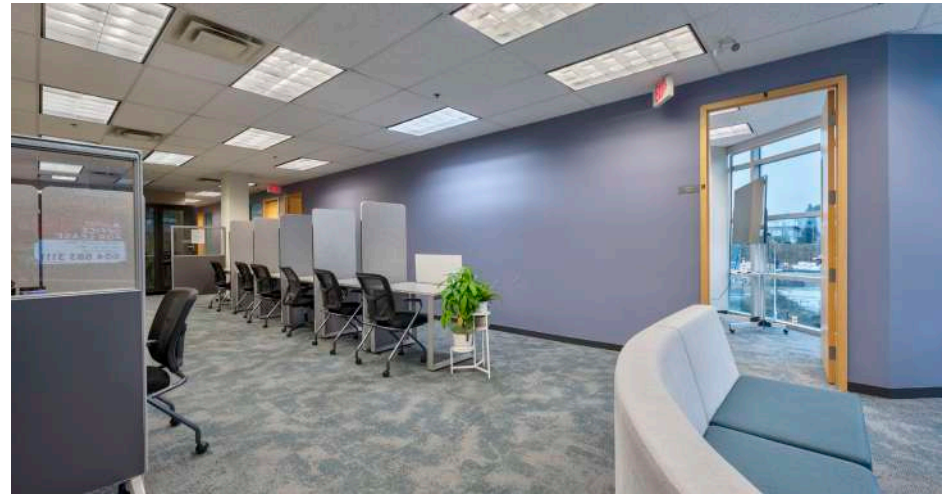
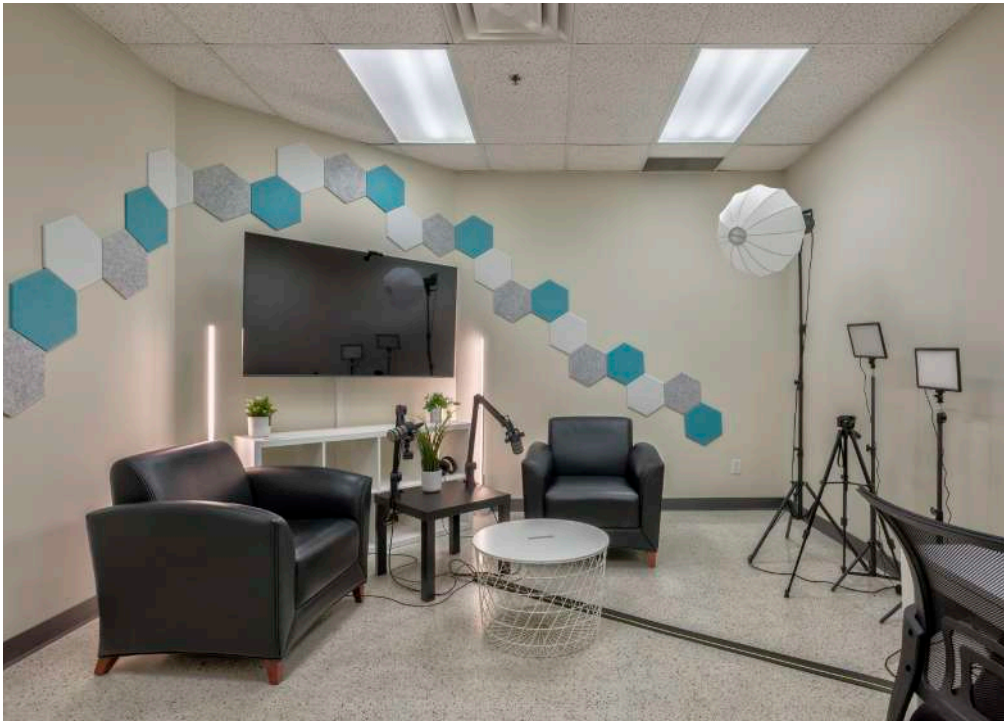
The building is prominently located near the intersection of Lougheed Highway and Gilmore Avenue, directly across from the Gilmore SkyTrain Station. The property offers easy connectivity to Downtown Vancouver and the broader Metro Vancouver region, with direct access to the Trans-Canada Highway, Lougheed Highway, and rapid transit.

3999 Henning Drive is surrounded by a strong mix of amenities within the Brentwood neighbourhood and is within walking distance of Brentwood Town Centre, which offers a wide selection of restaurants, cafés, retail shops, and everyday services.



Salient Details

Address	#402-3999 Henning Drive, Burnaby, BC
Rentable Area	7,208 SF
Availability	Immediately
Sublease Expiry	April 30th, 2030
Asking Rate	Contact listing agent
Additional Rent	\$15.56 (est. 2025)
Parking	22 stalls available (12 random above ground and 10 random underground)



Floor Plan

7,208 SF



Reception area



21 private offices



2 boardrooms



Kitchen and lunchroom



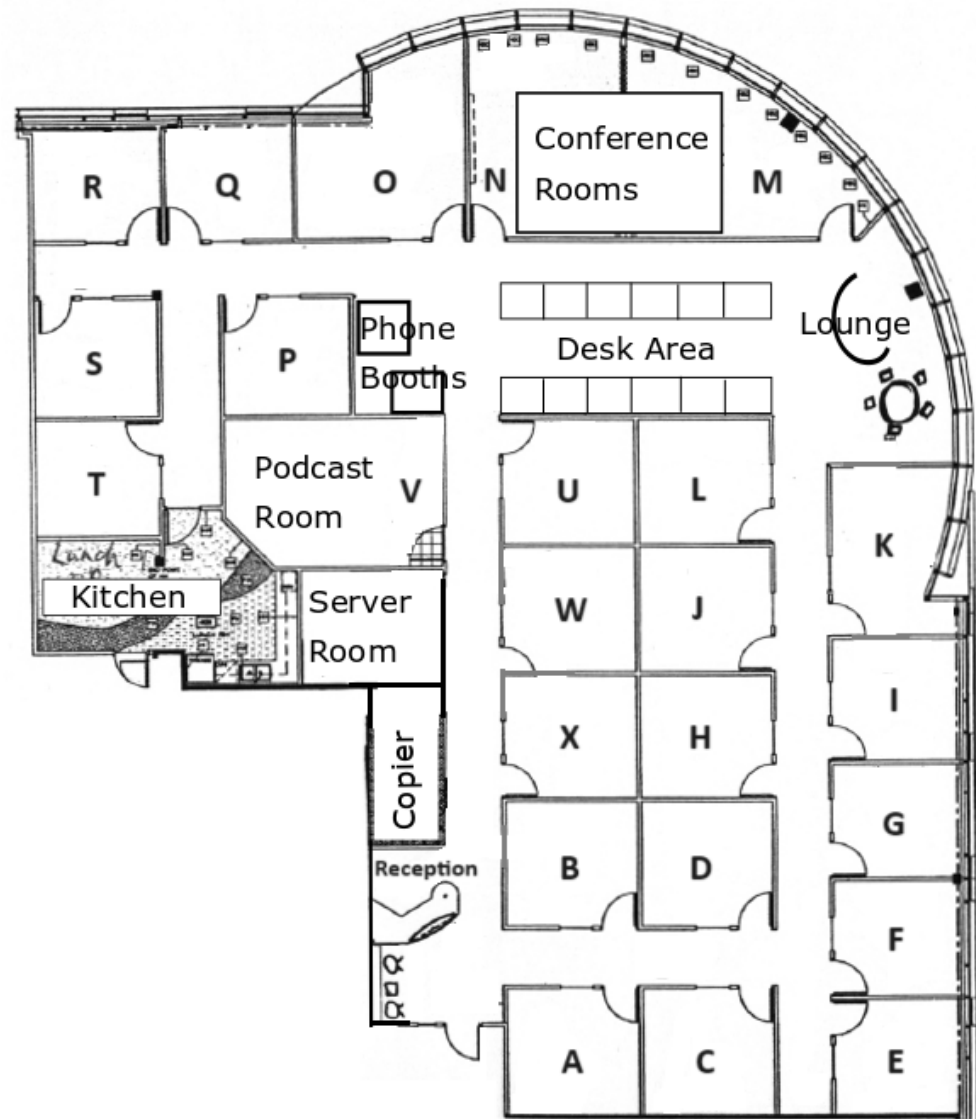
Server room



Podcast rooms



Open area for workstations





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