

**FOR
LEASE**

**#105 – 3989 HENNING DRIVE
BURNABY, B.C.**



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FOR LEASE
HIGH QUALITY OFFICE/WAREHOUSE
#105 - 3989 HENNING DRIVE
BURNABY, B.C.

LOCATION:

This building is primely located ½ block from the Gilmore Skytrain station at the corner of Gilmore Avenue and Henning Drive in the prestigious Bridge Business Park. Bridge Business Park is conveniently located at the intersection of Boundary Road, Lougheed Highway and Gilmore Avenue, providing an unsurpassed level of accessibility to the Greater Vancouver area via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain Station.

ZONING: M-5

AREA: 2,112 square feet

FEATURES:

MAIN FLOOR WHOLESALE/SHOWROOM

- Street exposure
- Fully air-conditioned
- Vinyl plank flooring
- One (1) private office
- Coffee bar & sink
- One (1) washroom

MAIN FLOOR WAREHOUSE

- One (1) grade level loading door
- 3 phase 100amp electrical service
- High ceilings
- One (1) washroom

SECOND FLOOR OFFICE

- Fully air-conditioned
- Large open work area
- Two (2) private offices
- Coffee bar & sink
- Fluorescent lighting
- T-Bar ceiling
- Carpeting throughout
- One (1) washroom

PARKING: Two (2) assigned parking stalls (#PS5 & #PS5) plus loading area at rear.

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$3,520.00 per month plus GST

OPERATING COSTS

& PROPERTY TAXES: \$10.69* per sq. ft. plus GST (or) \$1,881.66* per month plus GST
**Excluding heat and light*

AVAILABLE: Immediately

For Further Information, Please Contact:
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