

**FOR  
LEASE**

**#304 - 3999 HENNING DRIVE  
BURNABY, BC**



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# FOR LEASE

## OFFICE

### #304 - 3999 HENNING DRIVE, BURNABY, BC

#### **LOCATION:**

The Building is situated at the corner of Lougheed Highway and Gilmore Avenue, one block east of Boundary Road, directly across the street from the Gilmore Skytrain Station. The property provides excellent access to all key Metro Vancouver business locations via The Trans-Canada Highway, The Lougheed Highway and Metro Vancouver's developing rapid transit system.

**ZONING:** M-5

**AREA:** 1,842 sq. ft. rentable

**UNIT FEATURES:** Class A well-appointed – fully improved office space featuring:

- HVAC throughout
- Large open area workspace
- Boardroom
- Four (4) private offices
- Coffee bar and sink
- Free access to 3<sup>rd</sup> floor gym
- Fibre optic cabling
- Full security 6pm – 6am & 24 hours on weekends

**PARKING:** Six (6) parking stalls: Three (3) above-ground random stalls at \$75.00 per month per stall plus parking tax and GST and three (3) underground random stalls at \$100.00 per month per stall plus parking tax and GST

**LEASE RATE:** \$24.00 per sq. ft. plus GST (or) \$3,684.00 per month plus GST

#### **OPERATING COSTS &**

**PROPERTY TAXES:** \$15.12\* per sq. ft. plus GST (or) \$2,320.92\* month plus GST  
*\*Including management fee. Not including Heat and Light*

**AVAILABLE:** November 1, 2025