

**FOR  
SUB-LEASE**

**#305 – 3999 HENNING DRIVE  
BURNABY, B.C.**



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## HIGH QUALITY 3RD FLOOR OFFICE

### #305 – 3999 HENNING DRIVE

### BURNABY, B.C.

#### 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, Lougheed Highway and Metro Vancouver's developing rapid transit system.

**ZONING:** M-5 zoning

**AREA:** Usable area: 1,612 sq. ft.  
Rentable area: 1,791 sq. ft.

#### BUILDING FEATURES:

- Full security from 6pm - 6am & 24 hours on weekends
- Numerous restaurants, hotels and shopping within easy walking distance.
- Direct access to the Gilmore Skytrain Station

**UNIT FEATURES:**

- Five (5) private offices
- Lunch room with coffee bar and sink
- Open work area with floor to ceiling windows
- HVAC throughout
- Free access to 3rd floor gym
- Server/ storage room

**PARKING:** Three (3) aboveground random parking stalls available at \$75.00\* per month per stall and two (2) underground random stalls at \$100.00\* per month per stall (\*plus parking tax and GST)

**LEASE RATE:** \$23.00 per sq. ft. plus GST (or) \$3,432.75 per month plus GST

#### OPERATING COSTS

**& TAXES:** \$15.46\* sq. ft. plus GST (or) \$ 2,307.41\* per month plus GST  
(\*Including Management Fee and Heat and Light)

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**

**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**

**\*Personal Real Estate Corporation**

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