



FOR LEASE

HIGH QUALITY 2ND FLOOR OFFICE

#200 - 3999 HENNING DRIVE, BURNABY, BC



- LOCATION:** The building is situated at the corner of Lougheed Hwy and Gilmore Ave. one block east of Boundary Road., directly across the street from the Gilmore Skytrain station. The property provides excellent access to all key business locations via the Trans-Canada Highway, Lougheed Highway and Metro Vancouver's developing rapid transit system.
- ZONING:** M-5 zoning
- AREA:** 20,421 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:**
- Fifteen (15) private offices
 - Three (3) boardrooms
 - HVAC throughout
 - Open layout
 - Private washrooms
- PARKING:**
- 20 above ground random at \$75.00 each plus all taxes.
 - 41 below ground random at \$100.00 each plus all taxes.
 - Random stalls can be exchanged with reserved on a 3 to 2 ratio.
 - Above reserved \$112.50 plus all taxes
 - Below reserved \$150.00 plus all taxes
- LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$37,438.50 per month plus GST
- OPERATING COSTS & TAXES:** \$12.75 sq. ft. plus GST (or) \$21,697.31 per month plus GST (including heat and light)
- AVAILABLE:** July 1, 2020

For Further Information, Please Contact:
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