



**FOR LEASE**  
HIGH QUALITY OFFICE/WAREHOUSE  
**#113 - 3993 HENNING DRIVE, BURNABY, BC**



**LOCATION:** Bridge Business Park is primely situated in the Boundary Road and Lougheed Highway area of Burnaby ½ block from the Gilmore Sky Train station. Widely considered to be the geographical centre of Greater Vancouver, Bridge Business Park offers easy access to all key business markets via the Trans Canada and Lougheed Highways.

**ZONING:** M-5 zoning providing for a broad range of uses.

**AREA:** 1,427 square feet

**FEATURES:**

- Open area office/showroom area
- Handicap accessible washroom
- 10' ft clear ceiling heights throughout
- Rear grade level loading

**PARKING:** Two (2) designated parking stalls plus loading area

**LEASE RATE:** \$24.00 per sq. ft plus GST (or) \$2,854.00 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$13.51\* per sq. ft. plus GST (or) \$1,606.56\* per month plus GST  
\*Not including Heat & Light

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
**\*Personal Real Estate Corporation**  
Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307  
E-Mail: [braden@davieshall.ca](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca) [peter@davieshall.ca](mailto:peter@davieshall.ca)  
Website: [www.davieshall.ca](http://www.davieshall.ca)

