



FOR LEASE

HIGH QUALITY 3RD FLOOR OFFICE

#305 - 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: 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: \$22.00 per sq. ft. plus GST (or) \$3,283.50 per month plus GST

OPERATING COSTS & TAXES: \$14.63* sq. ft. plus GST (or) \$2,183.53* per month plus GST
(*Including Management Fee and Heat and Light)

AVAILABLE: Immediately

For Further Information, Please Contact:
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