



FOR LEASE
MAIN FLOOR OFFICE
#103 - 3991 HENNING DRIVE, BURNABY, BC



LOCATION: Bridge Business Centre is primarily situated in the Boundary Road and Lougheed Highway area of Burnaby ½ block from the Gilmore SkyTrain 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 Highway, Lougheed Highway and the Gilmore Skytrain Station.

ZONING: M-5

AREA: 1,612 sq. ft.

FEATURES:

- Corner unit with glazing on 3 sides
- Three (3) private offices
- Large open work area
- HVAC throughout
- One (1) private washroom
- Coffee bar and sink

PARKING: Three (3) dedicated parking stalls at \$100.00 per month per stall plus applicable taxes.

LEASE RATE: \$21.00 per sq. ft. plus GST (or) \$2,821.00 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$13.50* per sq. ft. plus GST (or) \$1,813.50* per month plus GST
**Including Heat, Light and Management Fee*

AVAILABLE: January 1, 2026 (or sooner)

For Further Information, Please Contact:
BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST
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