

**Adjacent to
Skytrain Station**



FOR LEASE

HIGH QUALITY OFFICE

#101 – 3999 HENNING DRIVE, BURNABY, BC



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

ZONING: M-5 – allowing for a wide range of office uses

AREA: Rentable: 7,106 sq. ft.
Useable: 6,646 sq. ft.

FEATURES: **Class A** well-appointed, fully improved office space with:

- Large open reception/work area
- Eleven (11) private offices with exterior glazing
- Six (6) interior private offices
- Two (2) large conference rooms
- Full HVAC system
- Lunch room
- Server room
- Document room
- Printing room
- Fiber optic cabling (to be verified by Tenant)
- Free access to 3rd floor gym
- Full security 6pm - 6am & 24 hours on weekends

PARKING: Twenty-one (21) random parking stalls - fourteen (14) above-ground at \$75.00 per month per stall plus parking tax and GST and seven (7) underground at \$100.00 per month per stall plus parking tax and GST

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$13,619.83 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$14.59* per sq. ft. plus GST (or) \$8,639.71* per month plus GST
* Including Heat & Light

AVAILABLE: October 1, 2024

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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