

FOR LEASE

HIGH EXPOSURE SECOND FLOOR OFFICE

#205 - 3997 HENNING DRIVE, BURNABY, BC



LOCATION: This office building is primarily located across the street from the Gilmore Skytrain Station at the corner of Gilmore Avenue and Henning Drive in the prestigious Bridge Business Park. Bridge Business Park is conveniently located at the intersection of Boundary Road, Lougheed Highway and Gilmore Avenue, providing an unsurpassed level of accessibility to the Greater Vancouver area via the Trans-Canada and Lougheed Highways as well as the Gilmore Skytrain Station

AREA: 1,395 square feet

ZONING: M-5

FEATURES:

- Fully improved to a first class standard
- T-bar ceiling with energy efficient lighting system
- Directly adjacent to the Gilmore Skytrain station
- Nice window frontage providing natural light
- Elevator access and private stairs walk up from street level
- Two (2) private offices
- Boardroom
- HVAC throughout
- Coffee bar and sink
- Access to communal building washrooms

PARKING: Two (2) above-ground reserved parking stalls at \$75.00* per month per stall
*Plus applicable Parking Tax and GST

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$2,557.50 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$14.23* per sq. ft. plus GST (or) \$1,654.24* per month plus GST
*Including management fee/Excluding Heat and Light.

AVAILABLE: October 1, 2025

For Further Information, Please Contact:
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