

FOR LEASE HIGH QUALITY OFFICE #113 - 3855 HENNING DRIVE, BURNABY, BC



LOCATION: Bridge Business Centre is primarily situated in the Boundary Road and Lougheed Highway area of Burnaby, 1/2 block from the Gilmore Sky Train station. Widely considered to be the geographical center of Metro Vancouver, Bridge Business Park offers easy access to all key business markets via Skytrain, the Trans-Canada Highway and the Lougheed Highway.

AREA: Main Floor: 1,430 sq. ft.
Second Floor: 1,430 sq. ft.
Total: 2,860 sq. ft.

ZONING: M5

FEATURES:

Main Floor Office

- Beautifully appointed reception/ waiting area
- Large conference room/work area with two (2) projectors
- Small conference room/work area
- Air-conditioning throughout
- High quality lighting
- Coffee bar and sink
- One (1) nicely finished washroom
- Alarm system
- Furniture included

Second Floor Office

- Fully air-conditioned
- Wood floors throughout
- Three (3) large open work areas
- One (1) private office
- High end coffee bar and sink
- High quality lighting
- One (1) nicely finished washroom
- Alarm system
- Furniture included

PARKING: Four (4) parking stalls - two (2) parking stalls at front and two (2) at rear

TERM: 1-3 years

LEASE RATE: **Main Floor & Second Floor:** \$35.00* per sq. ft. gross plus GST (or) \$8,341.67* per month gross plus GST
Main Floor Only or Second Floor Only: \$37.50* per sq. ft. gross plus GST (or) \$4,468.75* per month gross plus GST
**Including Hydro, Gas and High-Speed Internet*

AVAILABLE: Two (2) weeks notice

INTERNET: Multiple providers of fibre offering 100% uptime plus backup generators

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

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