



LEASE
BRIDGE BUSINESS CENTRE
3999 HENNING DRIVE, BURNABY



The Location: The building is situated at the corner of Lougheed Hwy and Gilmore Ave. one block east of Boundary Rd., directly across the street from the Gilmore Skytrain Station. The property provides excellent access to all key business locations via the Trans Canada and Lougheed Highways.

Business Park Amenities

- * 30 acre fully built out park
- * Numerous restaurants, motels and shopping within easy walking distance
- * Direct access to the new Gilmore Skytrain Station

Office Features

- * M-5 Zoning
- * Free access to 3rd floor gym
- * Fiber optic cabling
- * Full security 6pm - 6am & 24 hours on weekends

UNIT	USEABLE AREA	RENTABLE AREA	LEASE RATE PER YEAR	OPERATING COSTS & TAXES PER MONTH OPERATING YEAR (2010)	*PARKING Above Ground Random \$65.00 per month per stall OR Underground Random \$75.00 per month per stall
#102	2,519 sq. ft.	2,692 sq. ft.	\$17.00/ sq. ft.	\$10.00 / sq. ft.	8 random stalls
#300	5,797 sq. ft.	6,440 sq. ft.	\$17.00 / sq. ft.	\$10.00 / sq. ft.	19 random stalls

**Three random stalls /1,000 sq. ft. To exchange random stalls with reserved stalls it is two reserved stalls /1,000 sq. ft. Above ground reserved stalls are \$95 per month per stall OR Underground reserved stalls are \$110 per month per stall*

For Further Information Please Contact

Chris Davies or Peter Hall

Re/Max Central

Telephone: (604) 718-7300 Facsimile: (604) 718-7307

E-Mail: remax@axion.net