



FOR LEASE
1,640 SQ. FT. GROUND FLOOR CORNER OFFICE
BRIDGE BUSINESS CENTRE
#103-3991 Henning Drive



- LOCATION:** The subject building is primarily located in Bridge Business Park situated between Boundary Road and Gilmore Avenue adjacent to Lougheed Highway – access is excellent to all key market areas in the Lower Mainland. The Gilmore sky train station is less than one block away.
- OFFICE FEATURES:**
- * Full curtain wall glazing on three sides
 - * Large private offices and meeting rooms
 - * Washroom and kitchenette
- PARKING:** Three (3) dedicated stalls at \$50.00 per month per stall
- LEASE RATE:** \$16.00 per sq. ft. - Triple Net (or) \$2,186.66 plus H.S.T. per month
- ESTIMATED OPERATING COSTS & TAXES:** \$9.98 per sq. ft. or \$1,363.93 per month.
- AVAILABLE:** Immediately

For Further Information, Please Contact
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