



**FOR LEASE**  
**BRIDGE BUSINESS CENTRE**  
**#107-3833 Henning Drive, Burnaby, B.C.**



- 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.
- AMENITIES:**
- \* Located directly adjacent from Earls and Swiss Chalet Restaurants.
  - \* Walking distance to the Gilmore Sky Train Station and the Accent Inn Motor Hotel.
  - \* Excellent exposure to pedestrian traffic entering Earls Restaurant.
- FEATURES:**
- \* Three (3) private offices
  - \* Built out file and storage room
  - \* One (1) washroom and Kitchenette
  - \* Security bars
  - \* Abundant store front glazing providing natural light.
  - \* Fully improved space finished to a first class standard
- AREA:** 1,300 square feet
- PARKING:** Two (2) assigned parking stalls
- ZONING:** M 5 – providing for a wide range of office and service related uses.
- LEASE RATE:** \$16.00 per sq. ft. plus H.S.T. (or) \$1,733.33 per month plus H.S.T.
- OPERATING COSTS & TAXES:** \$6.75 per sq. ft. (or) \$731.25 plus H.S.T. per month (utilities separately metered and paid to provider based on consumption).

**For Further Information, Please Contact:**

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