



## FOR LEASE

### Bridge Business Centre

#213 - 3993 Henning Drive, Burnaby

### High Quality Corner Office



- Location:** This office/warehouse building is located 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:** 1,521 square feet
- Features:**
- \* Second floor unit with abundance of natural light
  - \* Air conditioning throughout
  - \* Three (3) private offices
  - \* Reception plus open work area/showroom
  - \* One (1) washroom
  - \* Three (3) parking stalls
- Zoning:** M-5 zoning providing for a broad range of uses.
- Lease Rate:** \$16.50 per square foot per annum (or) \$2,091.37 per month plus H.S.T.
- Operating Costs and Taxes:** \$6.25 per square foot. (or) \$792.18 plus H.S.T. per month  
*Heat and light are separately metered and paid directly to the provider.*
- Available:** Immediately

#### For Further Information, Please Contact:

\*PETER HALL / \*CHRIS DAVIES - RE/MAX CENTRAL

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