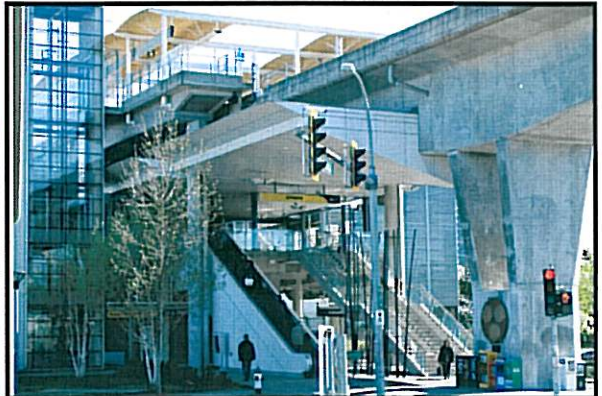




FOR LEASE
HIGH QUALITY CORNER OFFICE
#214 & #215 - 3993 Henning Drive, Burnaby, B.C.



The Location: The subject building is primarily located in Bridge Business Park situated between Boundary Road and Gilmore Avenue adjacent to Lougheed and TransCanada Highways – access is excellent to all key market areas in the Lower Mainland. The Gilmore sky train is less than one block away and numerous restaurants are within easy walking distance.

AREA

#214 1,437 sq. ft.
 #215 4,135 sq. ft.
Total 5,572 sq. ft.

M-5 ZONING

Providing for a wide range of office and service related uses.

PARKING

11 dedicated stalls

FEATURES

- * Over 195 linear feet of exterior walls with abundant perimeter glazing and curtain wall.
- * First class finishing
- * Numerous private offices, meeting rooms as well as open plan space.
- * South, East and North exposures.

LEASE RATE \$17.50 per sq. ft. plus H.S.T. or \$8,125.83 per month plus H.S.T.

OPERATING

COSTS & TAXES Budgeted at \$6.25 per sq. ft. excluding utilities which are paid directly to provider.

For Further Information, Please Contact:

PETER HALL / CHRIS DAVIES * RE/MAX CENTRAL

Telephone: (604) 718 – 7300 Facsimile: (604) 718 – 7307 E-Mail: remax@axion.net