



FOR SUB-LEASE
HIGH QUALITY OFFICE
#402 - 3999 HENNING DRIVE, BURNABY, BC



LOCATION: The building is situated at the corner of Lougheed Highway and Gilmore Avenue one block east of Boundary Road, directly across the street from the Gilmore Skytrain station. The property provides excellent access to all key business locations via the Trans-Canada Highway, Lougheed Highway and Metro Vancouver's developing rapid transit system.

UNIT AREA: 2,000 – 7,000 sq. ft.

ZONING: M-5

OFFICE FEATURES: Class A well-appointed – fully improved office space with:

- Twenty-one (21) private offices
- Five (5) cubicles
- Two (2) boardrooms
- One (1) printer/fax room
- One (1) computer server room
- One (1) laboratory
- One (1) kitchenette
- Free access to 3rd floor gym
- Fiber optic cabling
- Full security 6pm - 6am & 24 hours on weekends

PARKING: Twenty-two (22) parking stalls: twelve (12) above-ground random stalls at \$75.00 per month per stall plus parking tax and GST and ten (10) underground random stalls at \$100.00 per month per stall plus parking tax and GST

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$13,214.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$12.75 per sq. ft. plus GST (or) \$7,658.50 per month plus GST

For Further Information, Please Contact:

PETER HALL PREC* / STEVE HALL / BRADEN HALL - RE/MAX CREST

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