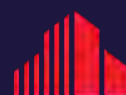


For Lease | 4,202 SF of High-Quality Office Space
Air Conditioned, High Parking Count and Centrally Located

208-3993
HENNING DRIVE

BURNABY, BC



**CUSHMAN &
WAKEFIELD**

208-3993 Henning Drive

Burnaby, BC



PROPERTY HIGHLIGHTS

#208-3993 Henning Drive in Burnaby is located in the well-connected Henning Business Park on the corner of Lougheed Highway & Gilmore Avenue. The space offers a well built out and practical layout suitable for a variety of office uses. Less than a 5 minute walk from the Gilmore SkyTrain station, and just minutes from Highway 1 via the Willingdon interchange, this central location is easy for commuting and deliveries alike. Surrounded by the nearby amenities of the Brentwood neighbourhood, staff and clients can find convenient shops and restaurants for every need.

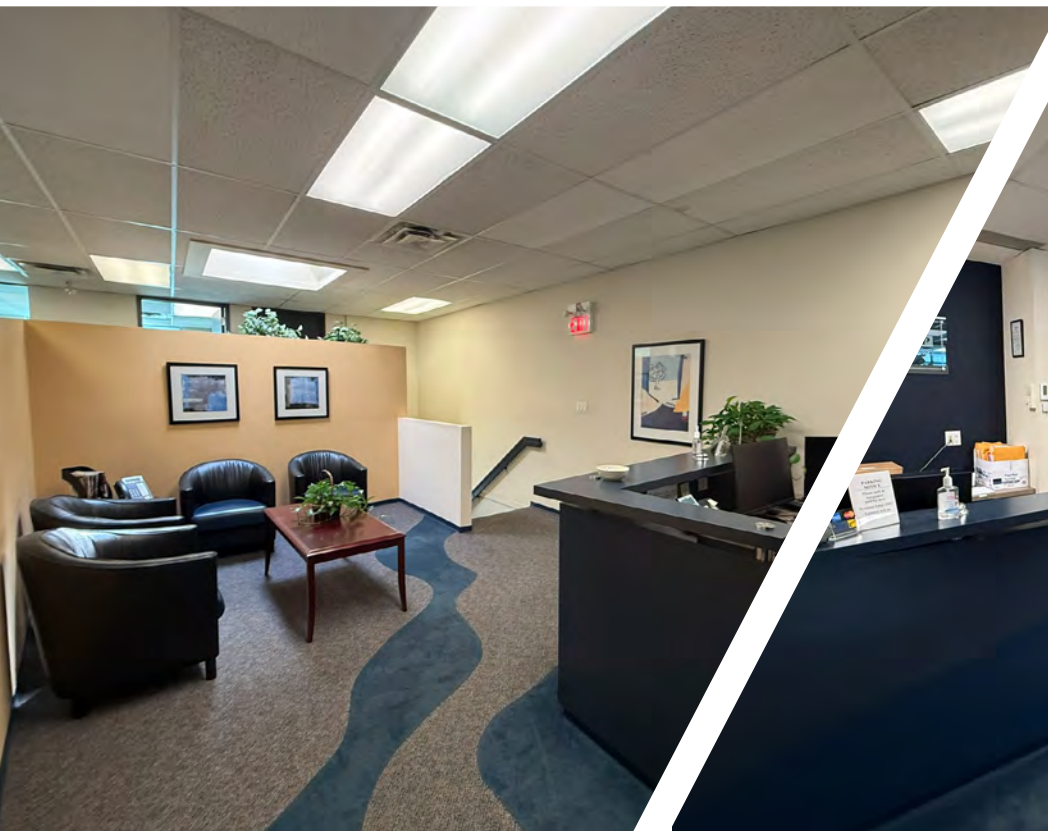
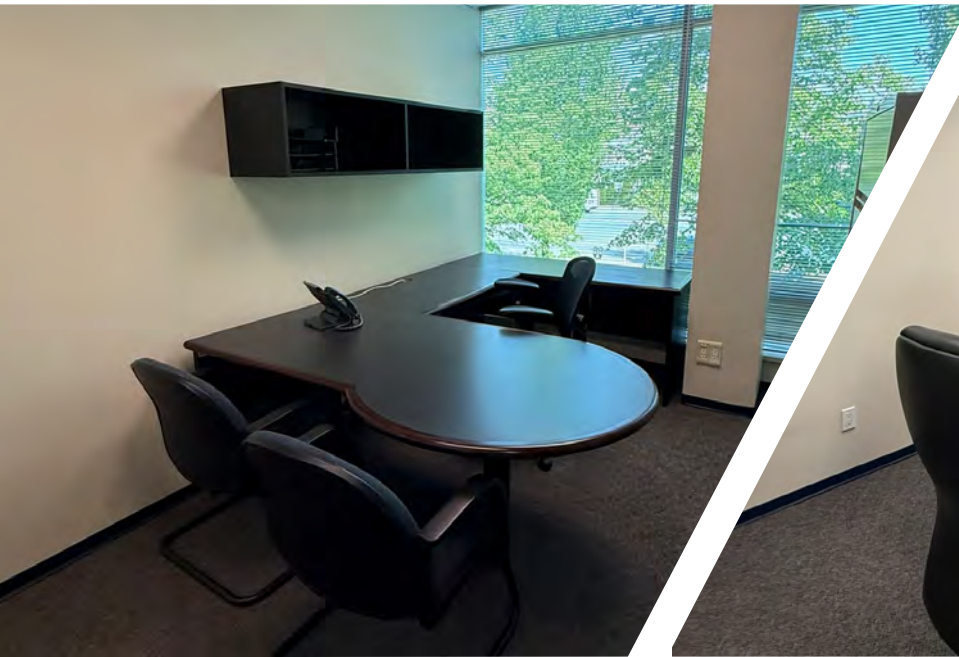
UNIT FEATURES

- One (1) Large and One (1) Small Boardroom
- Eleven (11) Exterior Private Offices
- Extensive Glazing and Skylights
- Kitchenette and Lunchroom
- Two (2) Washrooms
- Ten (10) Parking Stalls
- Server / Filing Room
- Secure Access
- Air Conditioning Throughout

PROPERTY FEATURES

Zoning:	CD Zoning (Allows for a variety of office and industrial uses) - a full copy of the zoning bylaw can be made available upon request
Basic Rent:	\$18.00 per square foot, net, per annum, plus GST
Additional Rent:	\$12.07 per square foot, per annum, plus GST
Availability:	Immediately

208-3993 Henning Drive
Burnaby, BC



3993

HENNING



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