

# OFFICE SPACE FOR LEASE

RIVERSIDE PROFESSIONAL CENTRE  
**11331 COPPERSMITH WAY**  
RICHMOND, BC



**EXCEPTIONAL  
MOVE-IN READY  
OFFICES FOR LEASE**

**SOUTH RICHMOND'S ONLY  
PREMIER OFFICE SPACE**

**2,600 - 3,432 SF  
AVAILABLE**

**UNMATCHED RESTAURANT,  
SERVICE & SHOPPING  
AMENITIES**

**FREE ON-SITE PARKING**

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**11331 COPPERSMITH WAY**  
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## LOCATION

Riverside Professional Centre is easily accessible and provides exceptional shopping and service amenities. Situated in Riverside Business Park, home to London Drugs' head office, Epson, RCMP and Panasonic.

## BUILDING FEATURES

- Easy access from Highway 99
- Flexible suite sizes
- 2 reserved surface parking stalls per 1,000 sf available at no charge
- Elevator serviced
- High efficiency tenant controlled HVAC
- Balconies providing unobstructed views on second floor
- High quality construction, attractive design
- Two minute drive to Riverport Sports & Entertainment Complex (Silver City Cineplex, food services, ice rink, fitness facility & swimming pool)

## LEASE RATE

Please Contact Listing Agents

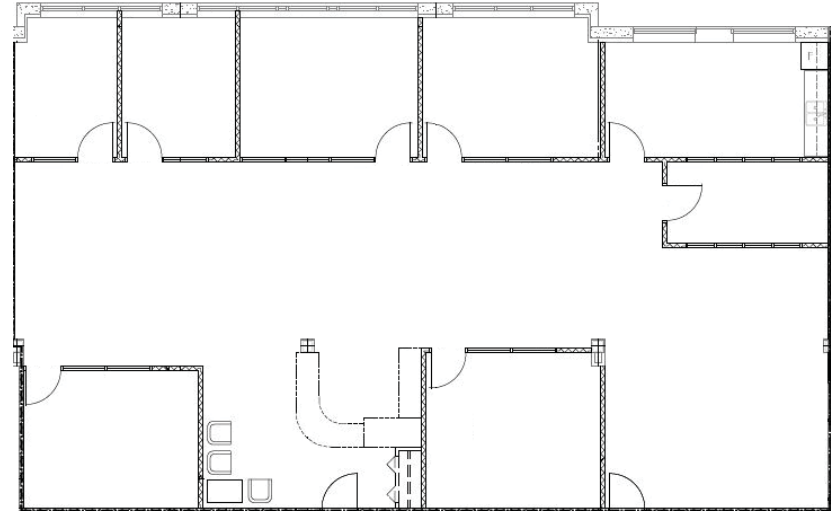
## TAXES & OPERATING COSTS

\$11.94 (2023)

Includes janitorial, security, parking & hydro

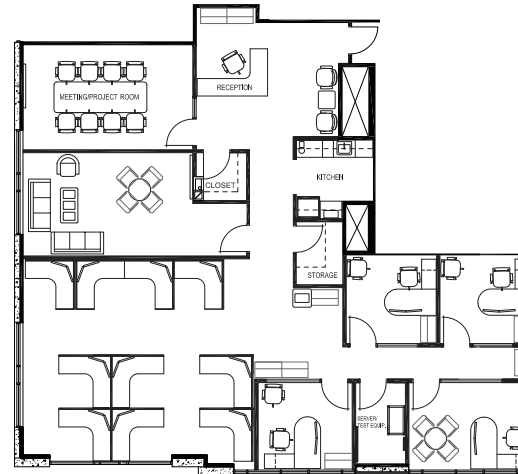
### Unit 220 - 3,432 SF Available Immediately

- Five private offices
- Well improved second floor space
- Two boardrooms
- Large open area
- Kitchenette/staff room
- Reception area
- Private patio and abundant natural light



### Unit 310 - 2,670 SF Available April 1, 2023

- Four private offices
- Improved third floor space
- Boardroom
- Employee lounge area
- Kitchenette
- Reception area
- Large open area



**porte**  
commercial

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