



**DORSET
REALTY**
GROUP

215 – 10451 Shellbridge Way, Richmond, BC V6X 2W8
Tel: (604) 270-1711 | general@dorsetrealty.com
www.dorsetrealty.com

FOR LEASE

OFFICE SPACE

PACIFIC BUSINESS CENTRE
5811 Cooney Rd @ Ackroyd Rd,
Richmond, B.C.



For additional information on this opportunity, please contact:

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Vice President Commercial Sales & Leasing
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Location:

Located at the Southwest corner of Ackroyd Rd and Cooney Rd and in close proximity to banks, restaurants, grocery and numerous other shops and services. Walking distance of 8 to 10 minutes to Lansdowne Mall & Richmond Centre Mall including Canada Line Brighthouse or Lansdowne Stations.

Available Units:

<u>Unit #</u>	<u>Rentable Floor Area</u>	<u>Location - Available Date</u>
N208	2,230 square feet	2 nd Floor Office - Vacant
N302 (*)	2,500 - 3,000 square feet	3 rd Floor Office – July 1 st ,2023
N406/N408	3,707 square feet	4 th Floor Office – December 1 st 2023

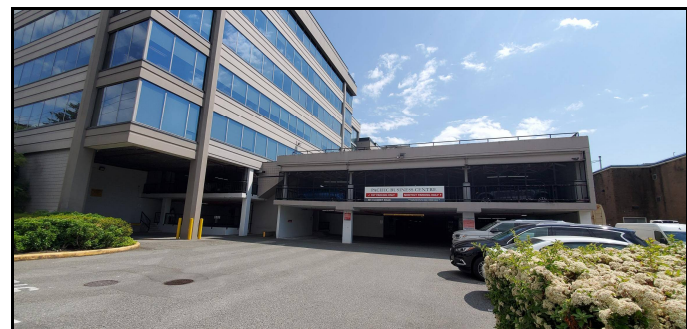
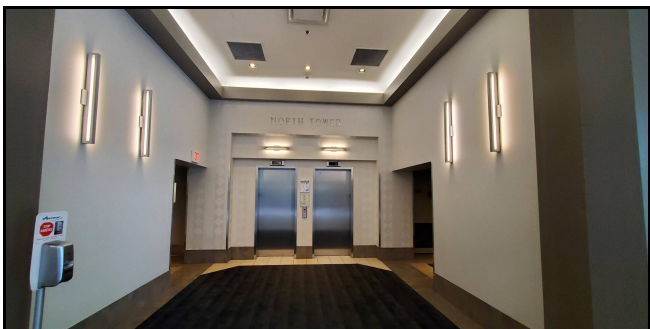
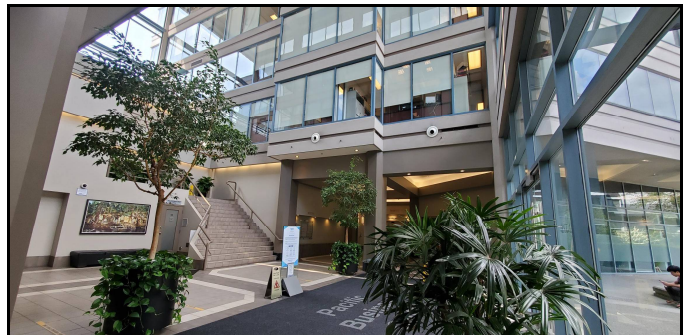
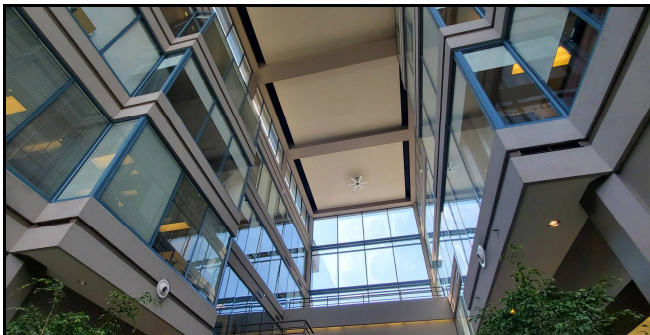
(*) subject to subdivision application with the City of Richmond, subject to final measurement.

Base Rents: Enquire with Listing Agent.

Additional Rent: Estimated at \$16.19 Per Square Foot Per Annum (Year 2023).

Features: 4 storey central atrium Lobby connecting 6 & 4 storey Office towers
Twin elevators per Tower
Quality common area and office unit improvements in place
Visitor & gated parking available

Parking: 1 stall per 500 square foot ratio subject to monthly parking rates + taxes for random or reserved.

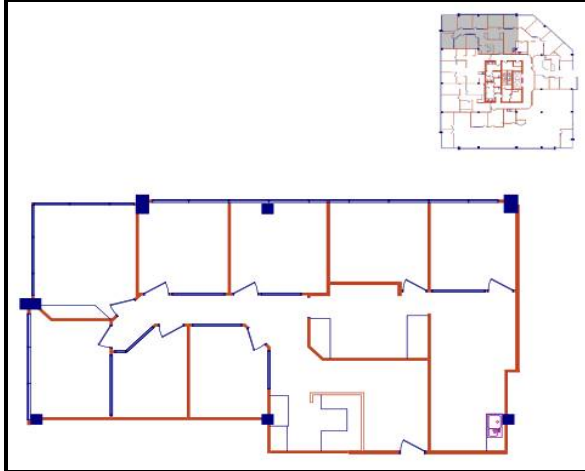


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Floor Plans:

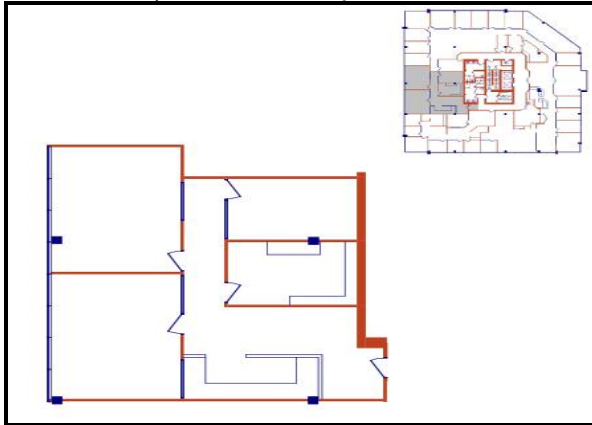
Unit #N208



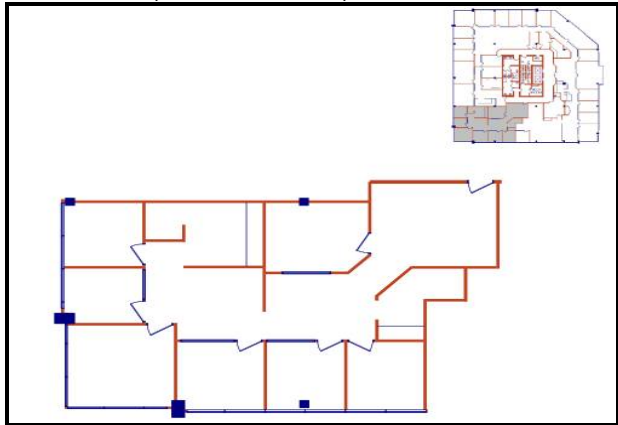
Unit #N302



Unit #N408 (includes #N406)



Unit #N406 (includes #N408)



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