

FOR LEASE | OFFICE
UNIT 210 - 6651 FRASERWOOD PLACE
RICHMOND, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CORNER UNIT WITH RIVER VIEWS AND PRIVATE DECK



Dyke trails



Private patio

- ▶ **6,166 SF Second Floor Waterfront Office Space**
- ▶ **Bright, South-Facing Corner Unit with Private Patio**
- ▶ **Move-In Ready**
- ▶ **Direct Access to Dyke Trails**

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Private balcony



Included furniture

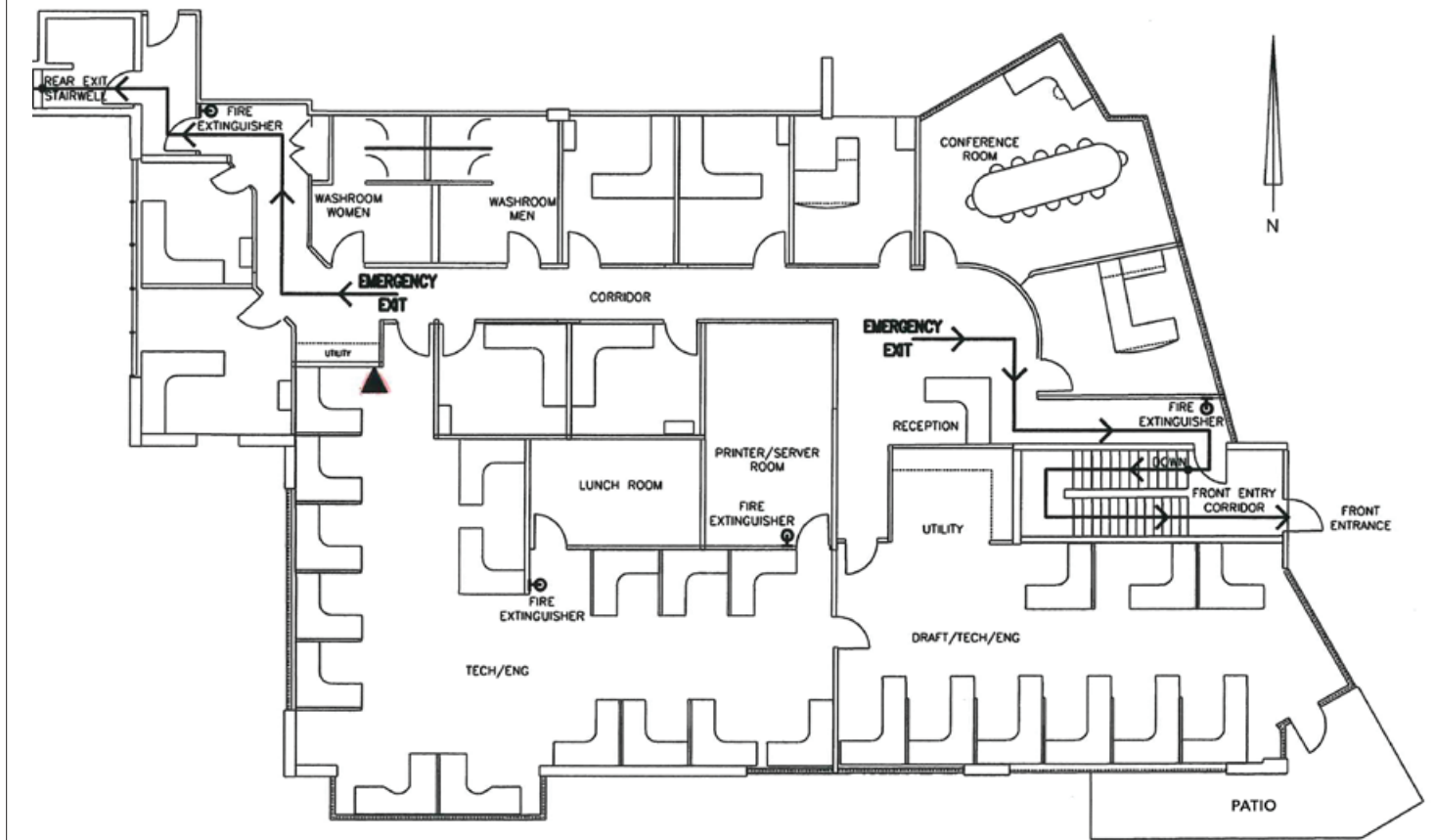


Kitchen/copy room



Kitchen

Unit 210 Floor Plan



Location

Fraserwood Business Park is located in East Richmond just off Westminster Highway and only minutes from the Alex Fraser Bridge, Queensborough in New Westminster. This location is very central and allows quick access to Highways 91 and 99. The shops and services of Queensborough Landing (Walmart) are only 10 minutes away.

Opportunity

To lease a fully finished corner office space with beautiful views of the Fraser River. The building is in a park-like setting with access to the Dyke Trail for walks on your lunch break literally steps away.

The space offers a private deck to enjoy the view or bring a BBQ for your staff to use at lunch or for office functions. The space is broken into two main areas – one with executive offices and the other an open plan for workstations. The space is handicap accessible and offers abundant free parking.

Tenant improvement allowance available (O.A.C.)

Features

- ▶ "Turnkey space"
- ▶ River views
- ▶ Private balcony
- ▶ Handicap access
- ▶ Excellent free parking
- ▶ Corner suite

Available Area

6,166 SF

Basic Rent

From \$16.00 PSF per annum

Additional Rent

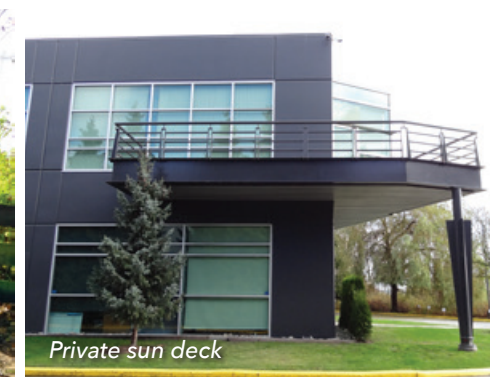
\$6.24 PSF per annum (2024 estimate)

Availability

Immediate



Bridge to trails



Private sun deck



On-site park

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LOCATION	DRIVE TIME
Transit	3 min walk
Richmond Business District	13 min
Vancouver International Airport	20 min
South Surrey	20 min
Canada/U.S. Border	25 min
BC Ferries	30 min
Downtown Vancouver	30 min
Abbotsford Airport	45 min

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