

FOR LEASE

5751

**CEDARBRIDGE
WAY**

Up to 6,460 SF of office space in
Richmond City Centre



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LOCATION

The subject property is situated at 5751 Cedarbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.



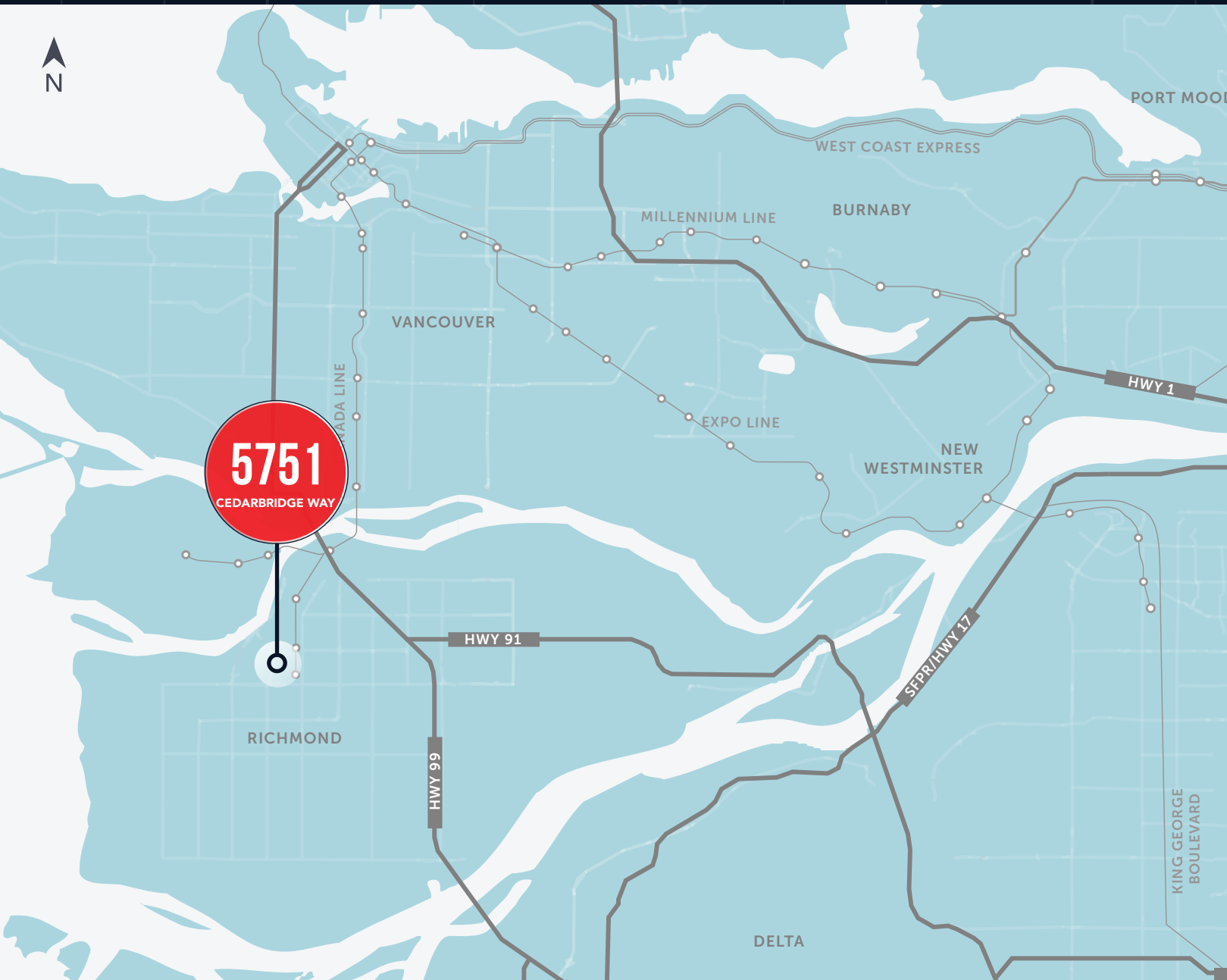
ASKING LEASE RATE
Contact listing agents



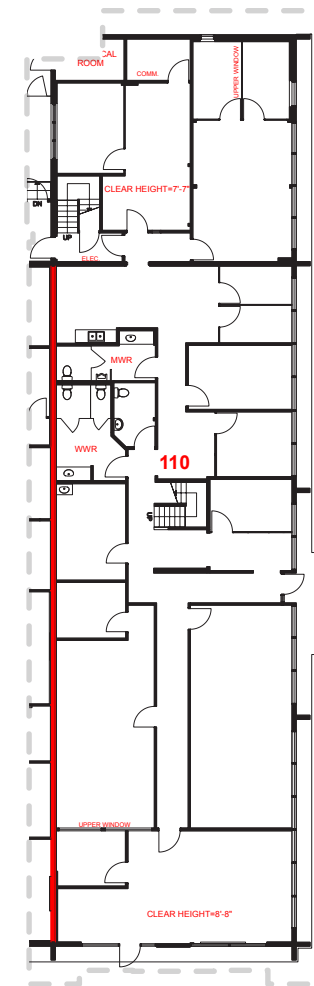
ADDITIONAL RENT
\$11.36 psf/pa
(plus management fee equal to 5% of Base Rent)



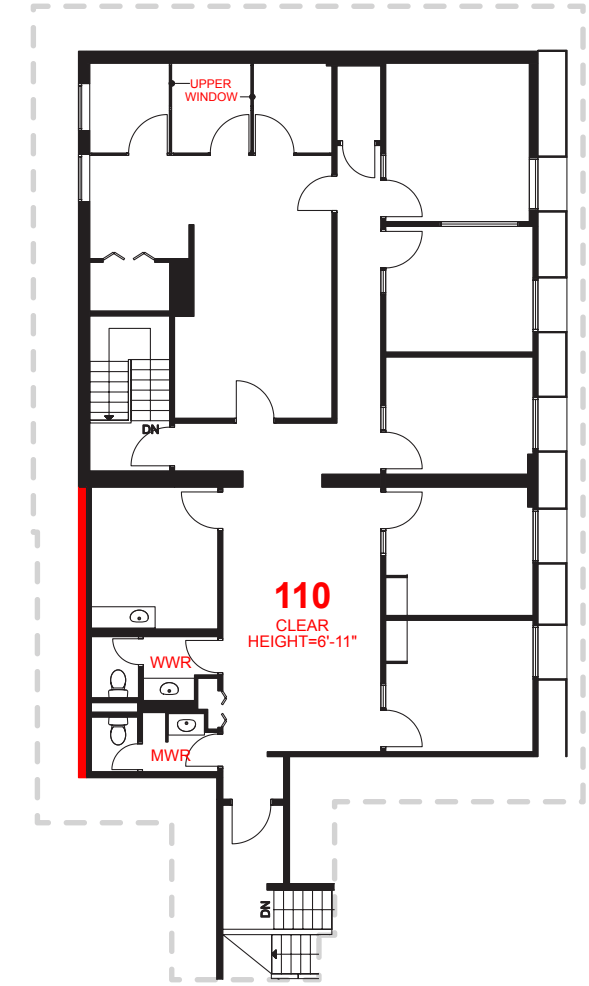
ZONING
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GROUND FLOOR



MEZZANINE FLOOR



FEATURES

- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ Two points of all-directional access and egress from Alderbridge Way
- ▶ Direct exposure along Alderbridge Way and proximity to No. 3 Road
- ▶ Ample surface parking
- ▶ Improved with various sized offices and meeting rooms, a server room, and a reception
- ▶ Internal washrooms and a kitchen on both floors
- ▶ Street level entrance

AVAILABLE AREA

Ground Floor Area	4,649 SF
Mezzanine Area	2,053 SF
TOTAL	6,702 SF

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RICHMOND, British Columbia



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