



## Richmond Town Centre Office Lease 8171 Cook Road, Richmond BC

- Prime Town Centre location, at the North-west corner of Cook Road and Buswell Street
- One block from Richmond Centre Mall and the Richmond-Brighouse Canada Line Station
- Quality improvements in place in most available suites; improvement packages negotiable for qualified tenants

**TPMG CAPITAL**

Real Estate Acquisition  
Management  
Leasing

For more Information contact:  
Ivy Yung  
T: 604.742.3675  
E: [ivy.yung@tpmgcapital.com](mailto:ivy.yung@tpmgcapital.com)

8171 Cook Road Richmond, BC

## LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
212	1,109	Immediate
300	2,288	Immediate
320	1,513	September 1, 2024



 **8171 Cook Road**

### Net Lease Rate:

\$20 Net per sq. ft. per annum & up, depending on term & improvement allowance

### Taxes & Op. Costs:

\$17.52 per sq. ft. (estimate for current fiscal year ending December 31, 2024; includes standard utilities)

### Parking:

Tenant reserved parking available at 1 stall per 600 sq. ft. leased; current rate: \$85 per month per stall plus tax.