



FOR LEASE
SECOND FLOOR OFFICE
#313 - 13988 CAMBIE ROAD, RICHMOND, BC



LOCATION: The subject property is located at the corner of Cambie Road and No. 6 Road in Richmond. This Industrial office park is strategically located within 15 minutes of Vancouver International Airport, 30 minutes from Vancouver's Downtown core port facility and 40 minutes from the US Border.

ZONING: IB-1

TOTAL AREA: 1,750 sq. ft.

- FEATURES:**
- Fully air conditioned
 - Grand stair case
 - Open reception area
 - Corner board room 20' ft. x 14' ft.
 - Corner 12' ft. x 16' ft. private office
 - 12' ft. x 10' ft. private office
 - 16' ft. x 40' ft. open work area
 - Coffee bar, sink, microwave, dishwasher & refrigerator
 - Carpet and vinyl plank throughout
 - 100 sq. ft. mail/storage room (approx.)
 - Sunshades in windows
 - Well appointed private washroom
 - Phone/fibre optic room
 - Wiring for front door alarm system (needs new panel)

PARKING: Three (3) parking stalls plus eleven (11) visitor stalls right out front of unit.

LEASE RATE: \$17.00 per sq. ft. plus GST (or) \$2,479.17 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$8.20* per sq. ft. plus GST (or) \$1,195.83* per month plus GST
 *Including Heat & Light

AVAILABLE: Immediately

For Further Information, Please Contact:
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