



#220 - 3600 Viking Way, Richmond BC

# Office Space for lease

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## LOCATION

Ideally located along Viking Way in the Crestwood Industrial area of North Richmond near both Bridgeport Road and the Knight Street Bridge. The building's central location offers quick and easy access to the municipalities of Vancouver and Burnaby to the north via Knight Street, or Delta, the Fraser Valley, and the US/Canada border to the south and east via Highways 91 and 99.

## BUILDING FEATURES

- Concrete tilt-up facility constructed in 1972
- Childcare facility in the building
- Impeccably maintained landscaping
- Bus transit stop located a short walk from the building

## SUITE FEATURES

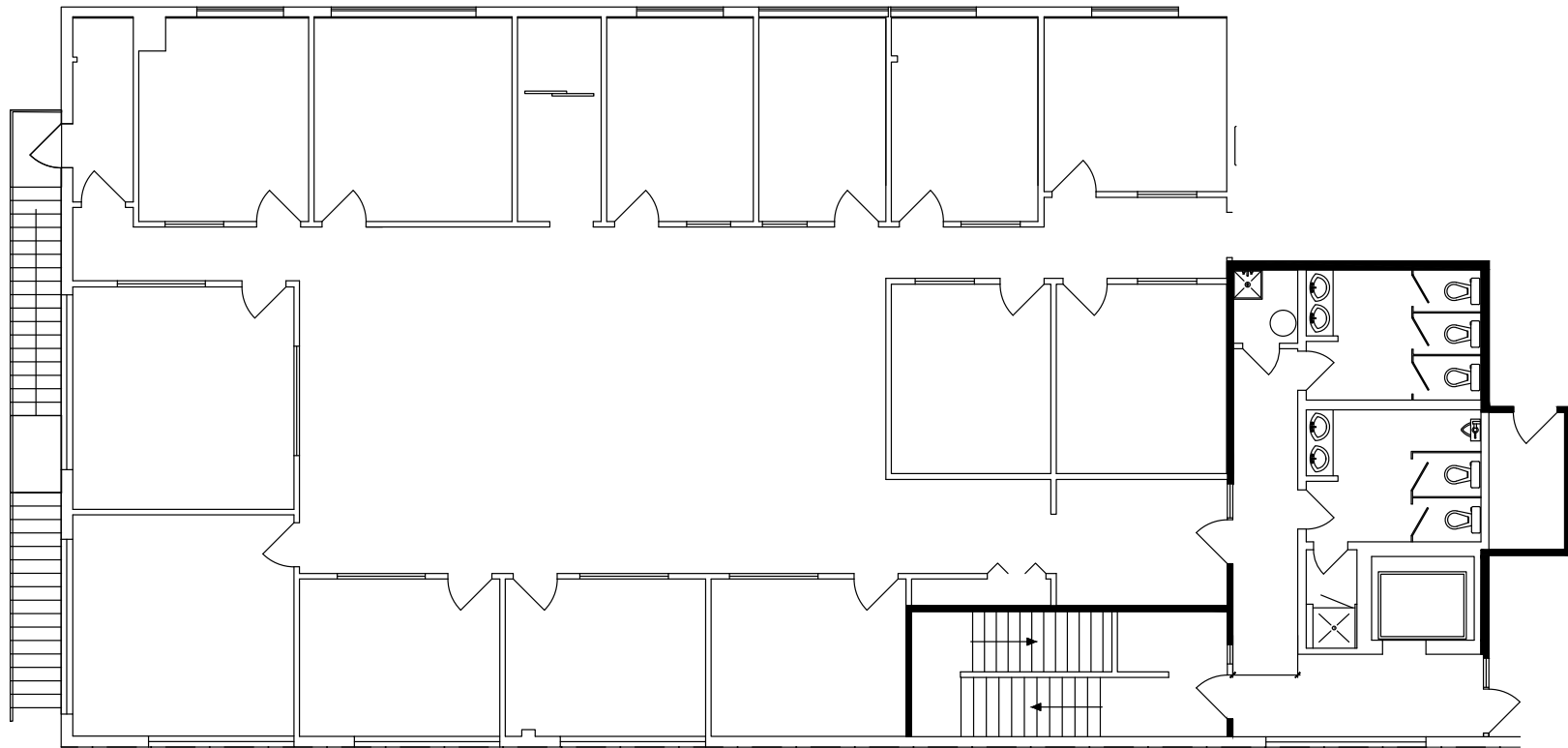
- Built out office space ready for additional improvements
- Fully air-conditioned
- Multiple offices with glass partitions
- Boardrooms
- Elevator Access
- Ample parking available with no additional charge

## ZONING

IB-1 (Industrial Business Park) Permits a wide variety of industrial uses including most manufacturing, warehousing, wholesaling, distribution, assembly, high-tech and 100% office uses.



UNIT	Unit 220 - 3600 Viking Way, Richmond
TOTAL AREA	4,029 SF
NET LEASE RATE	\$14.00 PSF
ADDITIONAL RENT (2024 ESTIMATE)	\$6.59 PSF
AVAILABILITY	Immediate



\*All areas are approximate and to be verified by the Tenant





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