



FOR LEASE
OFFICE/WAREHOUSE
#2145-21000 Westminster Hwy, Richmond, B.C.



- LOCATION:** The subject premise is strategically located in the centre of East Richmond providing excellent exposure along Westminster Highway and the Richmond Connector. This property allows for excellent access to Downtown Vancouver (30 minutes), Vancouver International Airport (15 minutes) and the US Border (15 minutes).
- ZONING:** Z11
- AREA:**
- | | |
|---------------|--------------------------|
| Main Floor : | 2,982 square feet |
| Second Floor: | <u>1,612 square feet</u> |
| Total: | 4,594 square feet |
- FEATURES:**
- Two (2) grade level loading doors
 - Nicely finished showroom
 - Four (4) private offices
 - Large meeting room
 - Three (3) private washrooms
- PARKING:** Six (6) parking stalls out front and four (4) parking stalls at back
- LEASE RATE:** \$14.00 per sq. ft. plus GST (or) \$5,359.67 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$4.30 per sq. ft. plus GST (or) \$1,646.18 per month plus GST
- AVAILABLE:** Immediately

For Further Information, Please Contact:
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