FOR LEASE

2ND FLOOR OFFICE

#8B – 12180 HORSESHOE WAY – RICHMOND, B.C.

LOCATION: Located on the western entrance to Riverside Industrial Park in South Richmond close to the intersection of Shell Road and Steveston Highway this property allows for excellent access to Downtown Vancouver (30 minutes), Vancouver International Airport (15 minutes) and the US Border (15 minutes).

ZONING: IB1

AREA: Second Floor Office: 1,500 sq. ft.

FEATURES:
- Air Conditioned
- T-Bar ceiling
- Skylight
- Fluorescent lighting
- Small kitchenette
- One (1) washroom
- 100 AMP – 3 phase power

PARKING: Two (2) parking stalls plus Visitor parking

LEASE RATE: $11.00 per sq. ft. plus G.S.T. or $ 1,375.00 per month plus G.S.T.

OPERATING COSTS & PROPERTY TAXES: $5.00 per sq. ft. plus G.S.T. or $ 625.00 per month plus G.S.T.

For Further Information, Please Contact:
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