



FOR LEASE
SECOND FLOOR CORNER OFFICE
#1250-22091 FRASERWOOD WAY, RICHMOND, BC



- LOCATION:** Fraserwood Corporate Centre is located in East Richmond just south of Westminster Highway and Highway 91. This strategic location is home to such firms as Toyota, Mercedes Benz, Minolta, T&T Supermarket, Schneider Electric, and more. This location is afforded access to a variety of major transportation routes via Highway 91 providing access to Downtown Vancouver, Van. International Airport, Delta Port, the Trans Canada Highway (both East and West) and the Canada/USA border.
- ZONING:** IB1 – permitting a wide range of office uses.
- AREA:** 1,887 sq. ft.
- FEATURES:**
- One (1) private office
 - One (1) boardroom
 - Coffee Bar and Sink
 - Excellent gazing
 - Hvac throughout
 - Open work area
 - Great river views
 - Carpeting throughout
 - One (1) washroom
- PARKING:** Two (2) parking stalls
- LEASE RATE:** \$13.50 per sq. ft. plus G.S.T. (or) \$2,122.88 per month plus G.S.T.
- OPERATING COSTS & PROPERTY TAXES:** \$4.25 per sq. ft. plus G.S.T. (or) \$668.31 per month plus G.S.T.

For Further Information, Please Contact:
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