



**FOR LEASE**  
OFFICE/WAREHOUSE  
**#102 - 2931 VIKING WAY, RICHMOND, BC**



**LOCATION:** The subject property is located on Viking Road just east of the Knight Street Bridge in Crestwood Industrial Park. Crestwood has grown into the largest multi-use/high tech office industrial business park in Greater Vancouver containing over 11 million square feet of space, much of which is occupied by international companies. The property is within five minutes of Vancouver International Airport, thirty minutes of Vancouver's downtown core and port facilities and twenty-five minutes to the U.S. border.

**ZONING:** I-L

**AREA:** 3,568 sq. ft.

**FEATURES:**

<u>Office:</u>	<u>Warehouse:</u>
- Open area reception	- 18 ft. ceiling heights
- One (1) private office	- Three (3) phase electrical power to be verified by tenant
- Bars on windows for security	- One (1) dock level loading door 10'x10' approx.
- Baseboard heaters	- One (1) washroom
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- Coffee bar and sink	

**PARKING:** Common area

**LEASE RATE:** \$14.00 per sq. ft. plus GST (or) \$4,162.67 per month plus GST

**OPERATING COSTS & TAXES:** \$4.60 per sq. ft. plus GST (or) \$1,367.73 per month plus GST

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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