



# **FOR LEASE**

## **OFFICE/WAREHOUSE**

### **#148 - 2633 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. The property also enjoys quick and easy access to all points in Metro Vancouver via Highway 91, Highway 99 and South Fraser Perimeter Road.

**ZONING:**

IB1

**AREA:**

Office:	800 sq. ft.
Warehouse:	<u>512 sq. ft.</u>
Total:	1,312 sq. ft.

**FEATURES:**

- Front office
- Rear loading
- Three (3) private offices
- 12' clear ceiling heights
- Coffee bar and sink
- Two (2) washrooms

**PARKING:**

One (1) parking stall out front of unit plus two (2) at rear of unit

**LEASE RATE:**

\$17.00 per sq. ft. plus GST (or) \$1,858.67 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$7.23 per sq. ft. plus GST (or) \$790.48 per month PLUS GST

**AVAILABLE:**

30 days notice

**For Further Information, Please Contact:**

**PETER HALL PREC\* / STEVE HALL / BRADEN HALL - RE/MAX CENTRAL**

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