



FOR LEASE

SECOND FLOOR OFFICE

#280 – 7580 RIVER ROAD, RICHMOND, BC



- LOCATION:** The subject property is located in the Southview Building just steps away from the Fraser River, near the intersection of No. 3 Road and Cambie Road. Southview Building enjoys quick and easy access to all major transportation networks such as Brighthouse Skytrain Station, the Vancouver International Airport and Highway 99
- ZONING:** IB1
- AREA:** 4,410 sq. ft.
- FEATURES:**
- | <u>Current Features</u> | <u>Potential Features</u> |
|---------------------------|---------------------------|
| - Dental office | - Reception area |
| - Reception area | - Open work area |
| - Modeling room | - Kitchenette/Breakroom |
| - General production area | - Storage room |
| - Ceramic room | - Private office |
| - Breakroom | - HVAC throughout |
| - Storage room | |
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- PARKING:** Twelve (12) parking stalls
- LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$8,085.00 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$13.48 per sq. ft. plus GST (or) \$4,953.90 per month plus GST
- AVAILABLE:** October 1, 2024

For Further Information, Please Contact:
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