



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: 4,616 sq. ft.

FEATURES:	<p><u>Current Features</u></p> <ul style="list-style-type: none"> - Dental office - Reception area - Modeling room - General production area - Ceramic room - Breakroom - Storage room - HVAC throughout 	<p><u>Potential Features</u></p> <ul style="list-style-type: none"> - Reception area - Open work area - Kitchenette/Breakroom - Storage room - Private office - HVAC throughout
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PARKING: Twelve (12) parking stalls

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$8,462.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$13.48 per sq. ft. plus GST (or) \$5,185.31 per month plus GST

AVAILABLE: October 1, 2024

For Further Information, Please Contact:
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