



FOR LEASE
OFFICE/WAREHOUSE
#103 - 2971 VIKING WAY, RICHMOND, BC



For Further Information, Please Contact:
BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

***Personal Real Estate Corporation**

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307

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Website: www.davieshall.ca





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LOCATION: The subject property is located on the Northwest corner of the intersection of Viking Way and Bridgeport Road just east of Knight Street in Crestwood Industrial Park. Since the opening of the Knight Street Bridge in 1970, Crestwood has grown into the largest multi-use/high tech 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, making goods distribution and employee commuting quick and easy.

ZONING: I-2

AREA: 2,418 sq. ft.

FEATURES:

- Front office, rear dock loading
- Glass fronts providing an abundance of natural light
- T-bar ceiling and fluorescent lighting in office area
- HVAC system throughout office area
- New flooring throughout office area
- New paint throughout office area
- Pre-cast concrete construction
- Three phase electrical power (to be verified by Tenant)
- 18' ceiling heights in warehouse
- Opening windows
- Private handicap accessible washroom

PARKING: Parking stalls out front plus visitor parking available

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$4,634.50 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$7.75 per sq. ft. plus GST (or) \$1,561.63 per month plus GST
**Estimated - Not including Heat & Light*

AVAILABLE: Immediately

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