FOR LEASE

OFFICE/WAREHOUSE
#108 – 2931 VIKING WAY
RICHMOND, B.C.



BRADEN HALL
braden@davieshall.ca
(604)718-7302

STEVE HALL
steve@davieshall.ca
(604)718-7317

PETER HALL
PERSONAL REAL ESTATE CORPORATION
peter@davieshall.ca
(604)718-7303

DAVIES HALL Group
RE/MAX CREST REALTY

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RICHMOND, B.C.

LOCATION:
The subject property is located on the Northwest corner of Viking Way and Bridgeport Road just east of the Knight Street Bridge in Crestwood Industrial Park. This location enjoys enjoys quick and easy access to all of Metro Vancouvers most strategic business destinations. Downtown Vancouver is 30 minutes away via the Knight Street Bridge or the Oak Street Bridge, the Vancouver International Airport is 5 minutes away via Cambie Road or Bridgeport Road, the US Border is 30 minutes away via Highway 91 or Highway 99 and all locations east via Marine Way, the East West Connector, Highway 17 and the Trans-Canada Highway.

ZONING: IL – Light Industrial which permits a wide range of uses including warehousing, wholesaling, manufacturing and ancillary office

AREA: 3,539 sq. ft.

UNIT FEATURES:
- Dock level loading
- Large glass frontage providing an abundance of natural light
- HVAC system throughout office area
- T-bar ceiling and fluorescent lighting in 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: Three (3) parking stalls out front plus visitor parking available

LEASE RATE: $17.00 per sq. ft. plus GST (or) $5,013.58 per month plus GST

OPERATING COSTS & PROPERTY TAXES: $7.96 per sq. ft. plus GST (or) $2,347.54 per month plus GST
*Including management fee/Excluding heat and light.

AVAILABLE: Immediately

For Further Information, Please Contact:
BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST
Personal Real Estate Corporation
Telephone: (604) 718-7300 Website: davieshall.ca
E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca