

**FOR  
LEASE**

**#145 - 21900 WESTMINSTER HWY  
RICHMOND, BC**



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# FOR LEASE

OFFICE/WAREHOUSE

**#145 - 21900 WESTMINSTER HWY, RICHMOND, BC**

**LOCATION:**

The subject premise is strategically located in the centre of East Richmond providing excellent exposure to Westminster Highway and Highway 91 (the East West Connector). The location enjoys quick and easy access to all of Metro Vancouver's 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 15 minutes away via Highway 91 (the East West Connector), 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. Convenient public transit access is also now available.

**ZONING:** I-B1

**UNIT SIZE:** 1,705 square feet

**UNIT FEATURES:** OFFICE

- Excellent glazing with views
- T-bar ceiling
- Fluorescent lighting
- Vinyl plank flooring throughout
- Highway exposure

WAREHOUSE

- Lots of natural light
- Painted Walls
- Grade level loading
- Sealed floors
- Overhead gas heater
- Coffee bar and sink
- One (1) washroom

**PARKING:** Five (5) parking stalls plus extra common area available

**LEASE RATE:** \$19.00 per sq. ft plus GST (or) \$2,699.58 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$8.47\* per sq. ft plus GST (or) \$1,203.45\* per month plus GST  
*\*Including Management Fee / Not including Heat & Light*

**AVAILABLE:** Immediately

