

**FOR
LEASE**

**#150 - 21900 WESTMINSTER HWY
RICHMOND, BC**



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



FOR LEASE

OFFICE/WAREHOUSE

#150 - 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: 1,636 square feet

<u>UNIT FEATURES:</u>	<u>OFFICE</u>	<u>WAREHOUSE</u>
	- Excellent glazing with views	- Grade level loading
	- T bar ceiling	- Lots of natural light
	- Fluorescent lighting	- Overhead unit heater
	- Carpeting throughout	- Coffee bar & sink
	- Highway exposure	- 11 ft. clear ceiling height
		- Handicap accessible washroom

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

LEASE RATE: \$19.00 per sq. ft plus GST (or) \$2,590.33 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$8.18* per sq. ft plus GST (or) \$1,115.20* per month plus GST
**Including Management Fee / Not including heat & light*

AVAILABLE: Immediately

