

**FOR  
SUB-LEASE**

**2ND FLOOR #313 - 13988 CAMBIE ROAD  
RICHMOND, BC**



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# FOR SUB-LEASE

## SECOND FLOOR OFFICE

### #313 - 13988 CAMBIE ROAD, RICHMOND

#### **LOCATION:**

The subject property is primely located at the corner of Cambie Road and No. 6 Road in Richmond and 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 10 minutes away via Cambie Road or Bridgeport Road, the US Border is 25 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:** IB-1

**AREA:** 1,750 sq. ft.

#### **FEATURES:**

- Corner unit providing an abundance of natural Northern light
- Fully air-conditioned
- Grand stair case
- Open reception area
- Corner 20' x 14' boardroom
- Corner 12' x 16' private office
- 12' x 10' private office
- 16' x 40' open work area
- Coffee bar, sink, microwave, dishwasher & refrigerator
- Carpet and vinyl plank throughout
- 100 sq. ft. mail/storage room (approx.)
- Sunshades in windows
- Well appointed private washroom
- Phone/fibre optic room
- Wiring for front door alarm system

**PARKING:** Three (3) parking stalls plus eleven (11) visitor stalls right out front of unit.

**LEASE RATE:** \$17.00 per sq. ft. plus GST (or) \$2,479.17 per month plus GST

#### **OPERATING COSTS &**

**PROPERTY TAXES:** \$8.61\* per sq. ft. plus GST (or) \$1,255.63\* month plus GST  
*\*Including Heat & Light*

**LEASE EXPIRY:** July 31, 2026

