

**FOR
LEASE**

**#130 – 3640 NO. 4 ROAD
RICHMOND, B.C.**



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FOR LEASE

OFFICE/WAREHOUSE

#130 – 3640 NO. 4 ROAD, RICHMOND, B.C.

LOCATION:

Surrounded by hundreds of commercial entities and international businesses, **North Arm Business Centre** is strategically located in North Richmond, just off the Knight Street Bridge and the Oak Street Bridge. This location enjoys quick and easy access to all areas of Metro Vancouver via Highway 99, Highway 91, Highway 17 and Marine Way. The Vancouver International Airport is only 8 minutes away, Downtown Vancouver is 30 minutes away and the US Border is 15 minutes away.

ZONING: IL

AREA: Main Floor: 2,180 sq. ft.
Second Floor: 2,099 sq. ft.
Total: 4,279 sq. ft.

FEATURES:

Main Floor

- Excellent glazing and skylights providing an abundant source of natural light
- Concrete tilt up construction
- 15' clear ceiling heights (approx.)
- One (1) 12' x 14' grade level loading door
- 3-phase 100 amp/600 volt electrical service
- ESFR Sprinkler system
- One (1) internal EV charger
- High efficiency LED lighting system
- One (1) private washroom
- Bicycle racks on site

Second Floor

- Excellent glazing and skylights providing an abundant source of natural light
- High efficiency LED lighting system
- One (1) private balcony
- Can be BTS

PARKING: Four (4) parking stalls plus common area parking stalls.

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$7,844.83 per month plus GST

PROPERTY TAXES: \$5.20 per sq. ft. plus GST (or) \$1,854.86 per month plus GST

STRATA FEES: TBD

AVAILABLE: Immediately

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

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