FOR SUB-LEASE

SECOND FLOOR CORNER OFFICE
#270 – 21320 GORDON WAY
RICHMOND, BC



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DAVIES HALL Group
RE/MAX CREST REALTY

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RICHMOND, BC

LOCATION:
Shelter Island Business Park is primely located in the centre of East Richmond adjacent to Westminster Highway, Highway 91 (the East/West Connector), the Annacis Island Bridge and Highway 17 (the South Fraser Perimeter Road). This strategic location provides excellent access to Vancouver, Burnaby, Richmond, Coquitlam, New Westminster, Surrey, North Delta, White Rock, YVR, the US Border and the Trans-Canada Highway. Convenient public transit is also available.

ZONING: IB1

AREA: 2,374 sq. ft.

FEATURES:
- Corner unit with excellent glazing for natural light
- Fully air conditioned
- High quality office finishings throughout
- Open area reception
- Four (4) executive style private offices
- One (1) large executive Boardroom
- Coffee bar & sink
- One (1) washroom

EXCELLENT PARKING: Three (3) assigned parking stalls (#137/138/139) plus four (4) common area stalls with more stalls available.

LEASE RATE: $17.50 per sq. ft. plus GST (or) $3,462.08 per month plus GST

OPERATING COSTS & PROPERTY TAXES: $6.07* per sq. ft. plus GST (or) $1,200.85* month plus GST
**Not including Heat & Light / Including Management Fee*

LEASE EXPIRY: March 31, 2028 *(longer Lease may be available)*

AVAILABLE: March 1, 2027

For Further Information, Please Contact:
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