

FOR LEASE



UP TO 61,896 SF WAREHOUSE/OFFICE Available

4620 Viking Way, Richmond

Sean Bagan

Personal Real Estate Corporation
Senior Vice President
+1 604 790 7204
sean.bagan@colliers.com

Jack Hall

Senior Associate
+1 604 351 8947
jack.hall@colliers.com

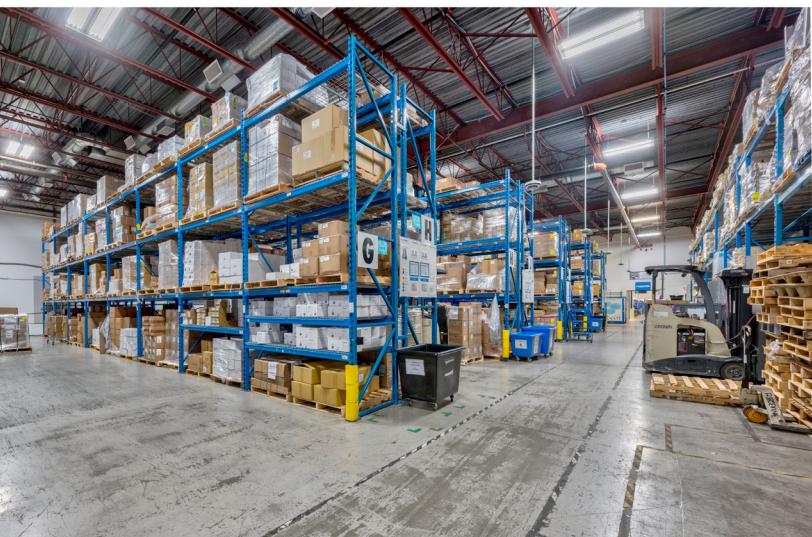
John Waslen

Associate Vice President
+1 604 662 2634
john.waslen@colliers.com

Accelerating success.

Building Overview

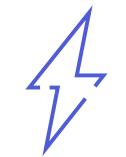
Civic Address	4620 Viking Way, Richmond								
Location	Located in the International Business Park bordered by Cambie & Knight Street in North Richmond								
Total Building Area*	<table><tr><td>Ground Floor Office</td><td>11,821 SF</td></tr><tr><td>Second Floor Office</td><td>14,075 SF</td></tr><tr><td>Warehouse</td><td>36,000 SF</td></tr><tr><td>TOTAL</td><td>61,896 SF</td></tr></table>	Ground Floor Office	11,821 SF	Second Floor Office	14,075 SF	Warehouse	36,000 SF	TOTAL	61,896 SF
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Second Floor Office	14,075 SF								
Warehouse	36,000 SF								
TOTAL	61,896 SF								
<i>*Measurements are approximate and should be verified</i>									
Demising options available for 12,141 SF, 23,229 SF and 26,525 SF, or a combination									
Loading	<ul style="list-style-type: none">Twelve (12) dock doors with levelers and rain canopiesOne (1) ramp to grade level loading door								
Ceiling Height	20' clear								
Parking	Ample on-site parking								
Loading Court	70' loading court, secured and gated								
Sprinklers	Fully sprinklered								
Lighting	Office is mix of T8 and LED, warehouse is T5								
Available	October 1, 2026								
Asking Rate	Contact listing agents for lease rate								
Additional Rent (est. 2026)	\$7.24/SF (excluding management fee, hydro and gas)								



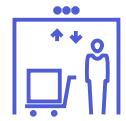
Highlights of 4620 Viking Way



HVAC and temperature control systems within warehouse and throughout office facilities



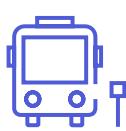
Main building service is three-phase power, 600 amp @ 600 volt



Freight elevator (909kg max) connecting to the mezzanine office level (6' x 5')



Quick access to Highways 91/99



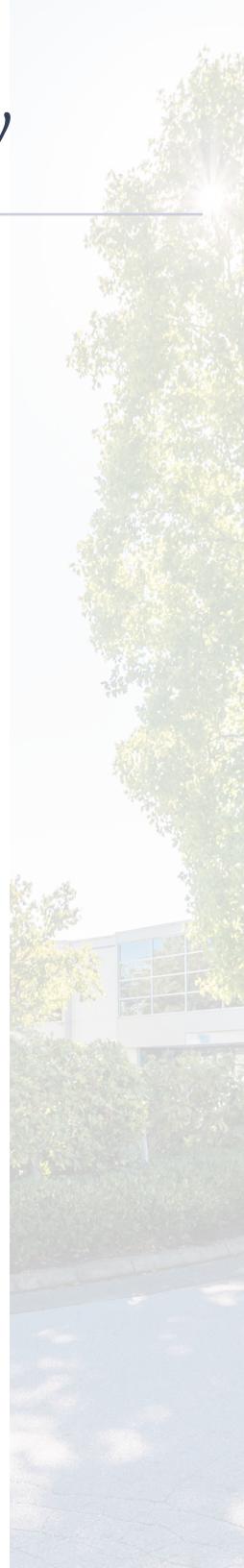
North, East, South and West bound bus transit stations at the complex entrance



Impeccably maintained landscaping with an on site operations manager

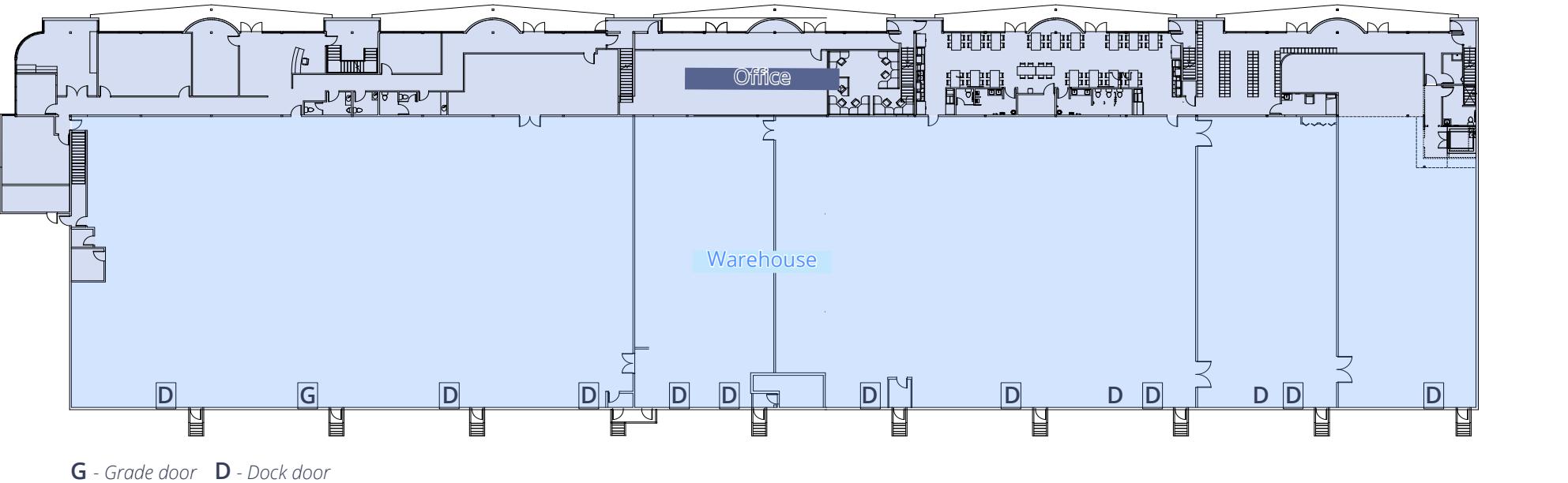


Owned and managed by B.U.K. Investments



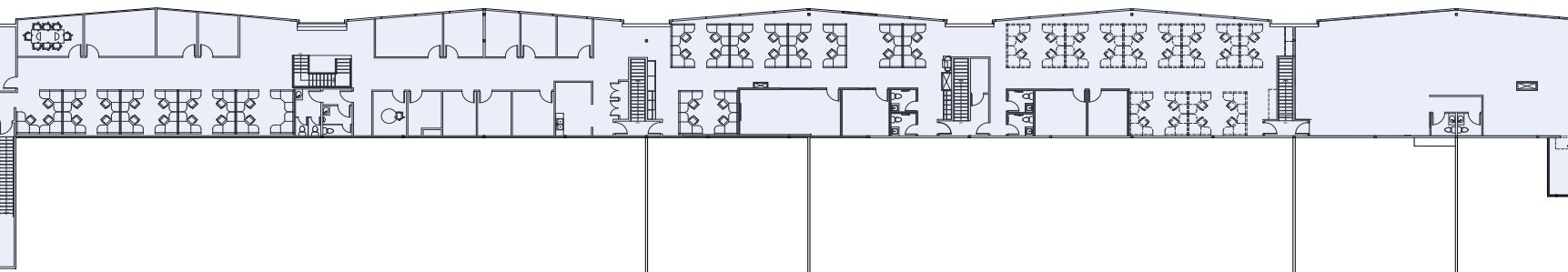
Floorplans

Ground Floor

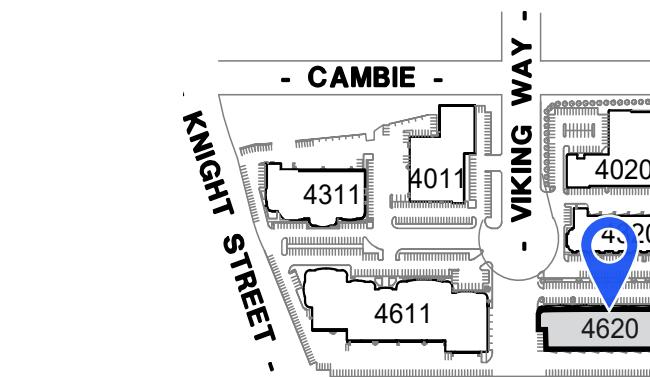


G - Grade door D - Dock door

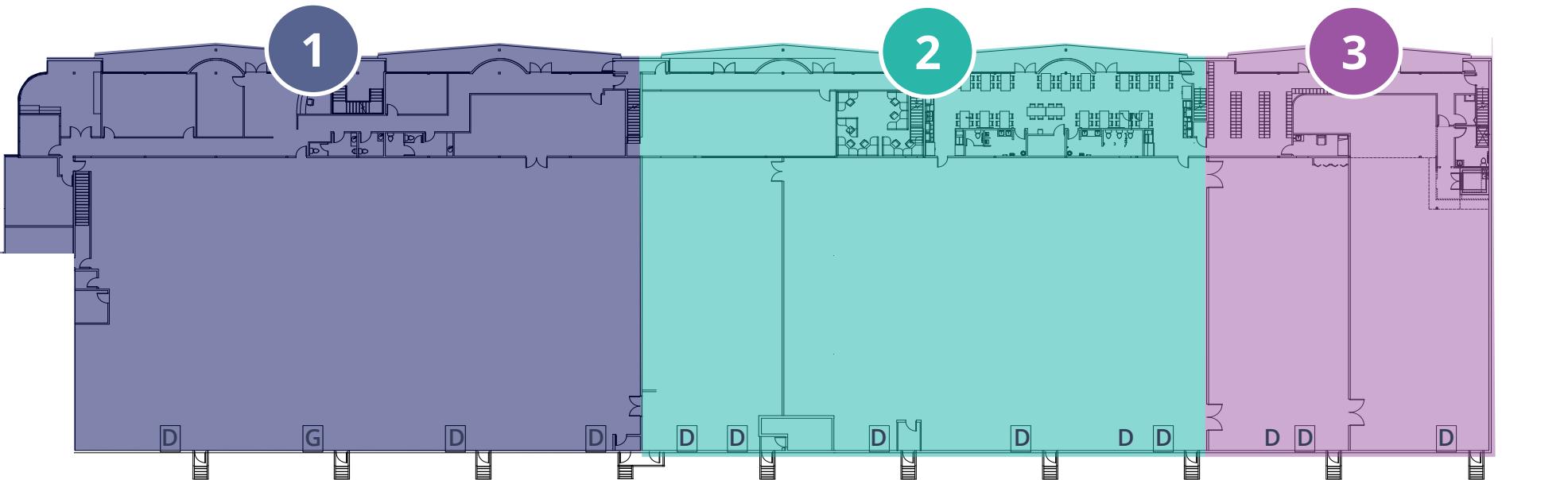
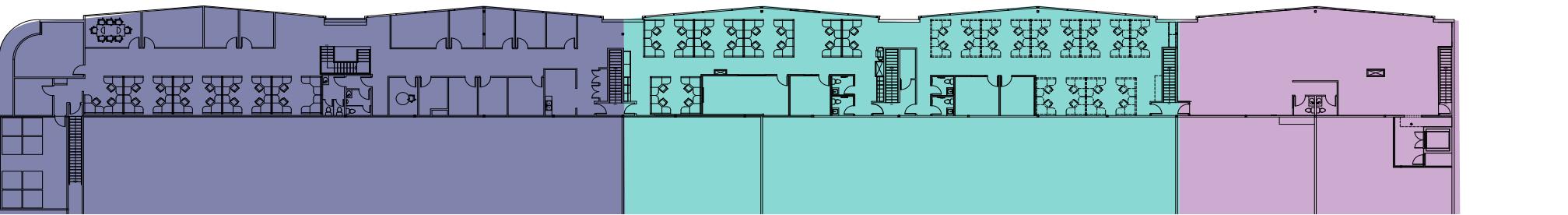
Second Floor Office



- Ample natural light, with north facing glazing across the entire ground and second floor
- Open and collaborative workspaces
- Several private offices throughout
- Eight (8) washrooms throughout
- Multiple kitchenette facilities
- Large lunch and break room on the ground floor
- Freight elevator access



Demising Options



G - Grade door D - Dock door

Ground Floor Office	5,776 SF
Second Floor Office	6,350 SF
Warehouse	14,400 SF
TOTAL	26,526 SF

Ground Floor Office	3,679 SF
Second Floor Office	5,150 SF
Warehouse	14,400 SF
TOTAL	23,229 SF

Ground Floor Office	2,366 SF
Second Floor Office	2,575 SF
Warehouse	7,200 SF
TOTAL	12,141 SF

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