

FOR LEASE



UNITS AVAILABLE AT Richmonds' International Business Park

4311, 4011, 4611, 4020, 4320 & 4620 Viking Way, Richmond

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Accelerating success.

Opportunity & Location

Now available - flexible warehouse and office space in one of the Lower Mainland's most strategically located business parks. Owned and professionally managed by B.U.K. Investments, International Business Park (IBP) offers an exceptional corporate environment designed to support and enhance your company's image.

With a variety of unit sizes available, spaces can be tailored to meet the specific needs of your business - whether you're expanding, relocating, or establishing a new presence.

Location Highlights

- Centrally located at the foot of Viking Way and Cambie Road, within the highly sought-after Crestwood Industrial Area
- Immediate access to Knight Street, providing direct routes to Downtown Vancouver
- Quick connectivity to Highways 91/99, Vancouver International Airport, the US/Canada Border, and major transportation routes

Contact the listing agents today to explore current availability and learn more about leasing opportunities at IBP.



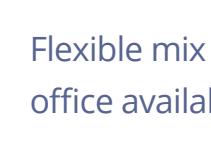
Highlights of IBP



6 modern buildings within the Business Park totaling over 350,000 SF



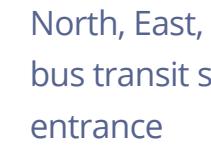
Three-phase power



Flexible mix of warehouse and office availabilities



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



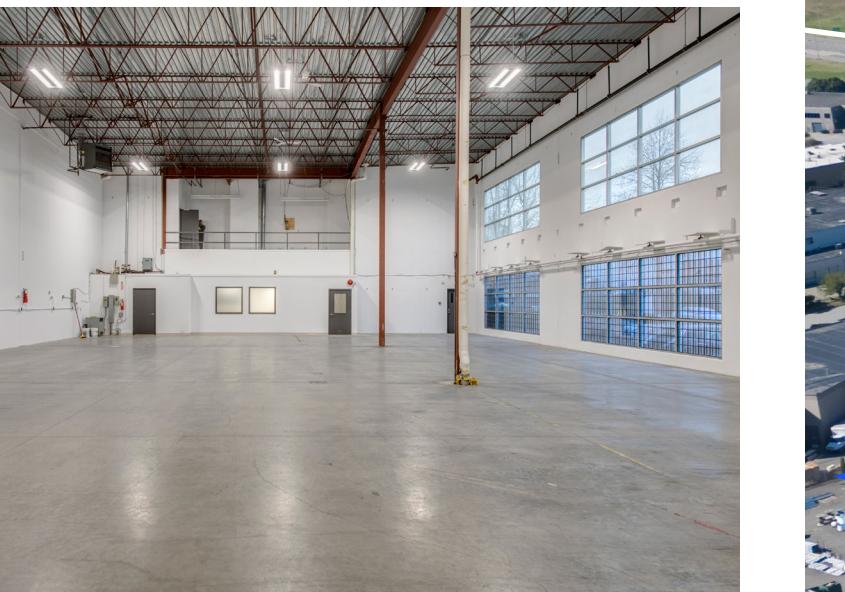
Zoning & Potential Uses

IB-1 (Industrial Business Park) permits a wide variety of industrial and office uses.

Examples of potential uses:

- Manufacturing
- Warehousing
- Wholesaling
- Laboratory
- High-tech

IBP is home to a wide range of local, national and international tenants, who benefit from the close proximity to transport links and Vancouver International Airport. Neighbours include: CARO Analytical Services, Siemens, Sevco Foods, HME, Flatiron and more.

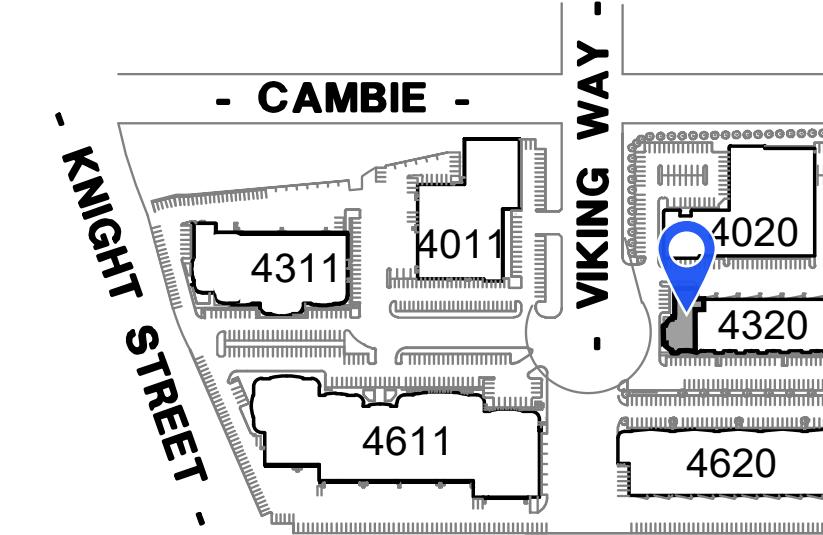
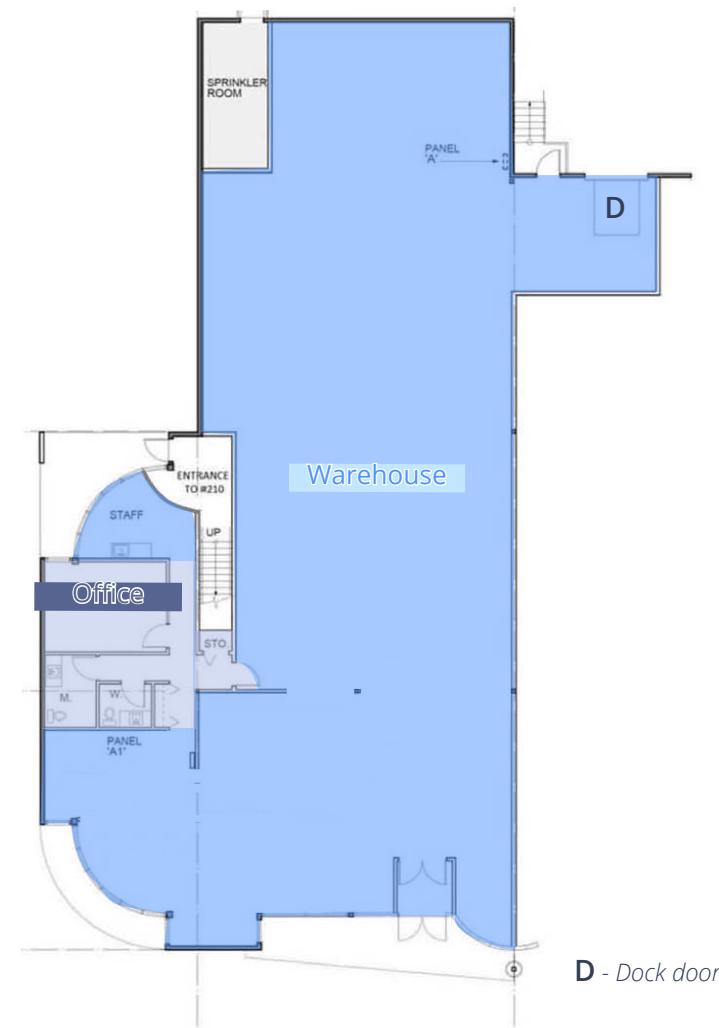


Unit Overview

| | | | | | | | |
|--|---|---------------------|----------|-----------|----------|--------------|-----------------|
| Civic Address | Unit 110, 4320 Viking Way, Richmond | | | | | | |
| Location | Located in the International Business Park bordered by Cambie & Knight Street in North Richmond | | | | | | |
| Building Area | <table><tr><td>Ground Floor Office</td><td>1,325 SF</td></tr><tr><td>Warehouse</td><td>4,550 SF</td></tr><tr><td>TOTAL</td><td>5,875 SF</td></tr></table> | Ground Floor Office | 1,325 SF | Warehouse | 4,550 SF | TOTAL | 5,875 SF |
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| Warehouse | 4,550 SF | | | | | | |
| TOTAL | 5,875 SF | | | | | | |
| <i>Measurements are approximate and should be verified</i> | | | | | | | |
| Loading | One (1) dock door with leveller | | | | | | |
| Ceiling Height | 20' clear | | | | | | |
| Parking | Ample on-site parking | | | | | | |
| Washrooms | Two (2) washrooms on the ground floor | | | | | | |
| Sprinklers | Fully sprinklered | | | | | | |
| Available | For Sublease Sublease term commencing November 1, 2025 and expiring September 30, 2026 Additional availability for a new headlease | | | | | | |
| Asking Rate | Contact listing agents for sublease rate | | | | | | |
| Additional Rent (est. 2026) | \$8.35/SF (excluding management fee, hydro and gas) | | | | | | |



Main Floor & Overall Plan



D - Dock door



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