

FOR LEASE
SECOND FLOOR OFFICE
#280 – 7580 RIVER ROAD, RICHMOND, BC



LOCATION:

The subject property is located in the Southview Building just steps away from the Fraser River, near the intersection of No. 3 Road and Cambie Road. Southview Building enjoys quick and easy access to all major transportation networks such as Brighouse Skytrain Station, the Vancouver International Airport and Highway 99

ZONING:

IB1

AREA:

4,616 sq. ft.

FEATURES:

Current Features

- Dental office
- Reception area
- Modeling room
- General production area
- Ceramic room
- Breakroom
- Storage room
- HVAC throughout

Potential Features

- Reception area
- Open work area
- Kitchenette/Breakroom
- Storage room
- Private office
- HVAC throughout

PARKING:

Twelve (12) parking stalls

LEASE RATE:

\$22.00 per sq. ft. plus GST (or) \$8,462.67 per month plus GST

OPERATING COSTS

& PROPERTY TAXES: \$13.86 per sq. ft. plus GST (or) \$5,331.48 per month plus GST

AVAILABLE:

Immediately

For Further Information, Please Contact:

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

**Personal Real Estate Corporation*

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