

FOR LEASE | OFFICE BUILDING

# 125A 4471 NO. 6 ROAD

125A - 4471 NO. 6 ROAD, RICHMOND, BC V6V 1P8



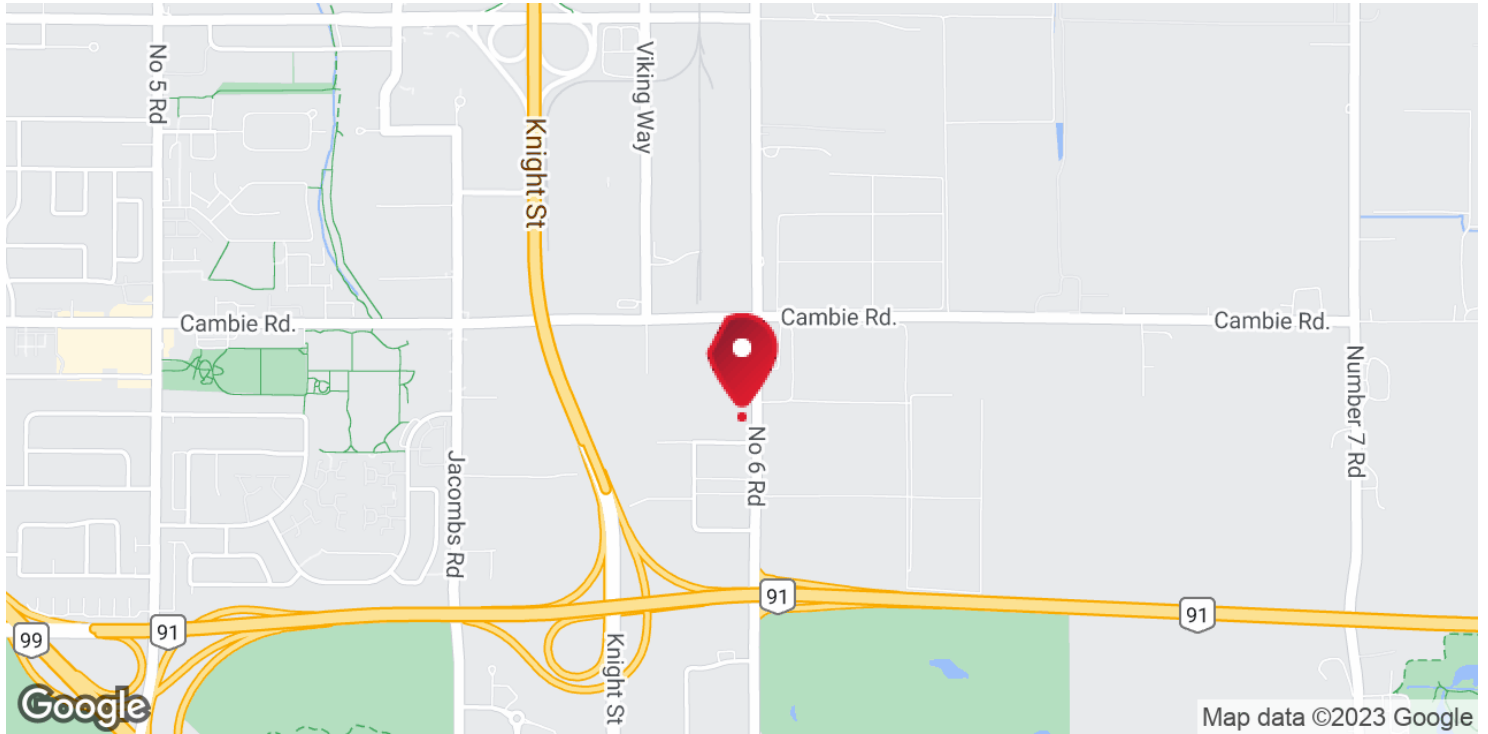
FOR MORE  
INFORMATION  
CONTACT:

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BC #185860

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## PROPERTY DESCRIPTION

Opportunity to lease 984 square feet of high exposure second-floor office space, ideally situated in the Crestwood Industrial area of North Richmond with easy access to all the amenities of Metro Vancouver, including world-class shopping, dining, and entertainment options. The unit features a separate entry with an open floor plan flooded with ample natural light from the skylight and large windows with expansive open views to maximize productivity, and a well-improved private bathroom with elegant touches. Parking is negotiable. Enjoy a stress-free commute with easy access to major highways and transit options with easy connectivity all through Metro Vancouver.

## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Additional Rent (2022):	\$7.21 SF/yr (est.)
Available SF:	984 SF
Zoning:	IB1

## PROPERTY HIGHLIGHTS

Separate Entry	Yes
Washrooms	1
Floor	2nd
Skylight	Yes
HVAC	Yes
Parking Spaces	1
Availability	Immediately



CREST REALTY

Each office independently owned and operated

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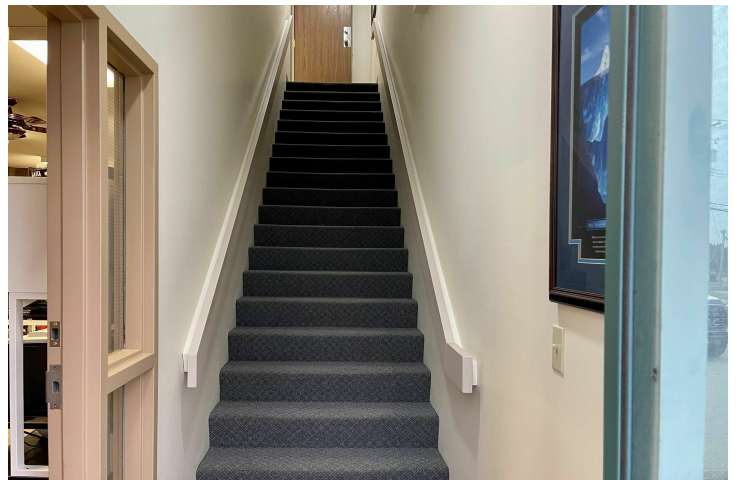
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ADDITIONAL PHOTOS

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