

FOR LEASE

**7451**

**Elmbridge Way**  
**RICHMOND**, British Columbia

Up to 22,412 SF of assembly, flex, office space



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## LOCATION

The subject property is situated at 7451 Elmbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.

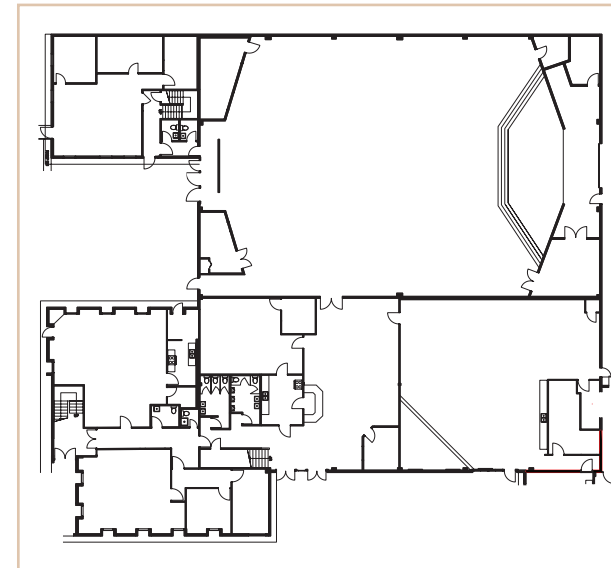
 **ASKING LEASE RATE**  
\$22.95 PSF Net

 **ADDITIONAL RENT**  
\$8.44 PSF

 **ZONING**  
IR-1

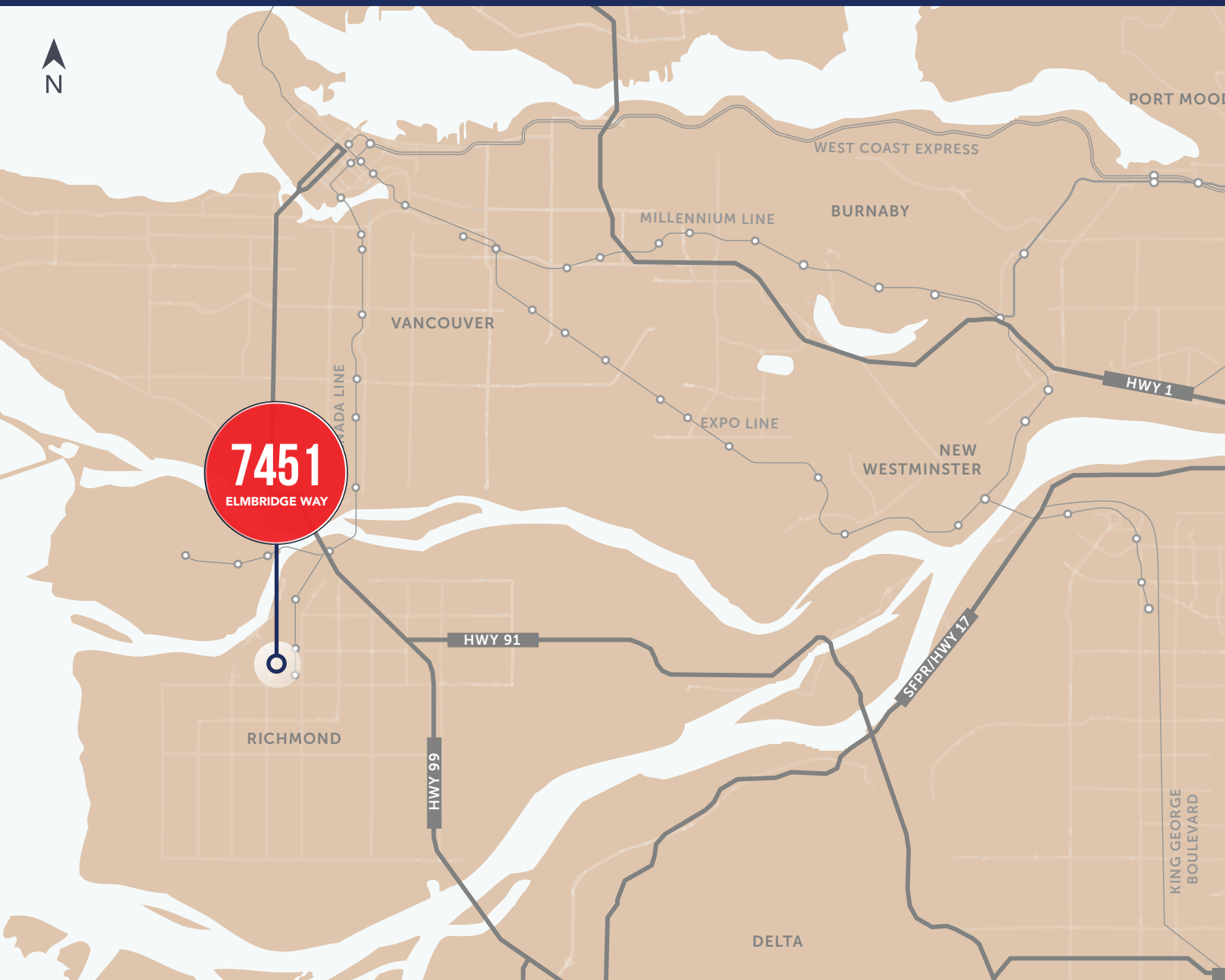
## FLOOR PLAN

Total 22,412 SF



## FEATURES

- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ Previously used for church and bible schools
- ▶ Close proximity to various retail stores, restaurants, and outdoor parks
- ▶ Excellent connectivity with major transportation routes, including Hwy 99
- ▶ Ample surface parking
- ▶ 2 dock & 1 grade loading door
- ▶ Fully sprinklered
- ▶ Concrete tilt-up construction
- ▶ Gas fired unit heaters





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