

FOR LEASE/ SALE

INTERNATIONAL TRADE CENTRE

8477 Bridgeport Rd, Richmond, BC

Billy Yang

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*Personal Real Estate Corporation



8477

Bridgeport Road,
RICHMOND BC

www.rlpcommercialvancouver.com

OPPORTUNITY

Elevate your business presence with two Class A strata office units located on the 10th floor of the prestigious International Trade Centre (ITC) in Bridgeport, Richmond, offering panoramic water views and a premium corporate setting.

Owners and tenants enjoy access to world-class building amenities, including concierge service, an impressive grand reception lobby, a whisky bar, and multiple on-site dining options featuring display and wok kitchens—creating a refined and convenient business ecosystem.

Strategically located with excellent regional connectivity, the property offers quick access to Downtown Vancouver and YVR International Airport, and is just steps from the SkyTrain, River Rock Casino, and the Richmond Night Market. This premier location presents an outstanding opportunity for owner-occupiers or investors seeking flexible, customizable office space in one of Metro Vancouver's most connected commercial hubs.

PROPERTY DETAILS

Address	8477 Bridgeport Rd, Richmond, BC
Strata Plan	EPS5804
PID	030-799-611/ 030-799-007/ 030-799-015/ 030-799-031
Strata Lot	SL79 / SL91 / SL92 / SL94
Unit Number	#1005 / #1065 / #1070 / #1080
Size	393 SF / 505 SF / 764 SF / 658 SF
Basic Rent	\$25 / \$15 / \$15 / \$28
Additional Rent	\$17.59 (2026 EST)
Lease Type	TRIPLE NET
Asking Sale Price	Contact Listing Agent



PROPERTY HIGHLIGHTS



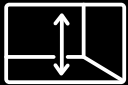
Location

Easy access to (Canada Line) Bridgeport Skytrain Station, Richmond Centre, Restaurants, Banks, Hwy99, Sea Island Bridge, and YVR Airport.



Power

3 Phase - 100 AMP



Ceiling Height

12 FT



Onsite Parking

Onsite Secured Parking Spots with additional visitor parking lot



Features

Skylight window, Fraser River view, A/C, gym, washrooms etc.



Zoning

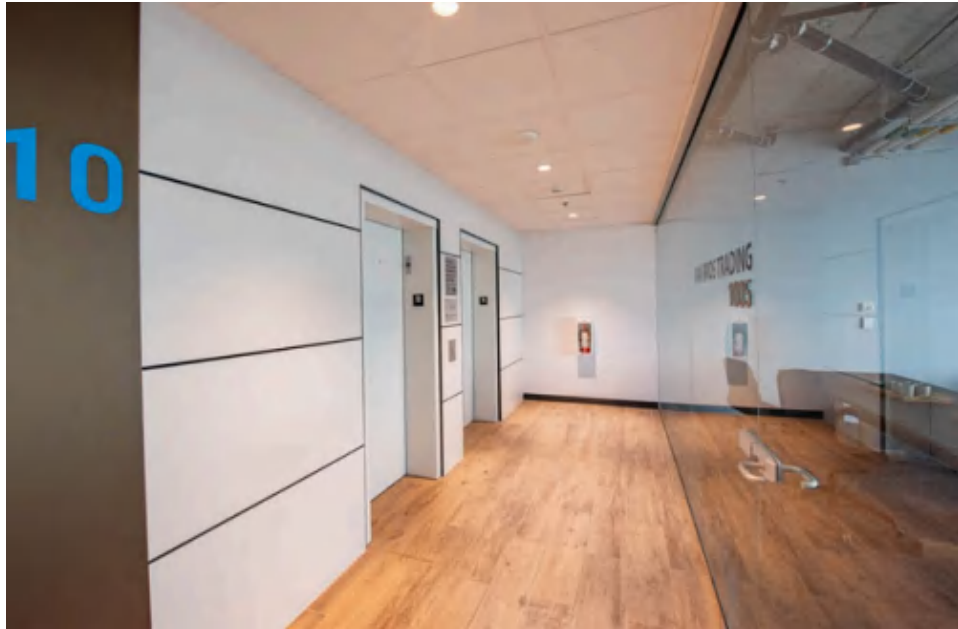
ZC33- High Rise Office Commercial
(City Centre)



COMMON PROPERTY



COMMON PROPERTY

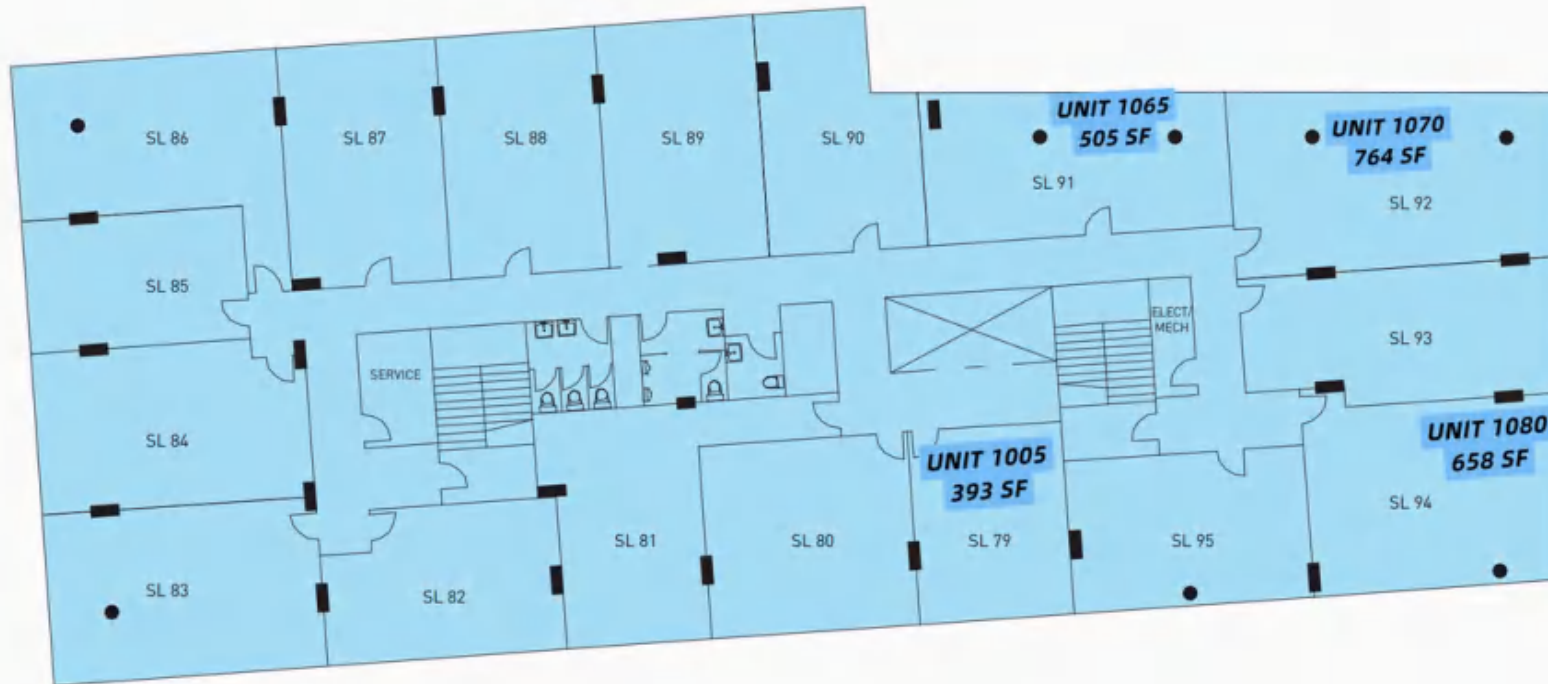


FLOOR PLAN



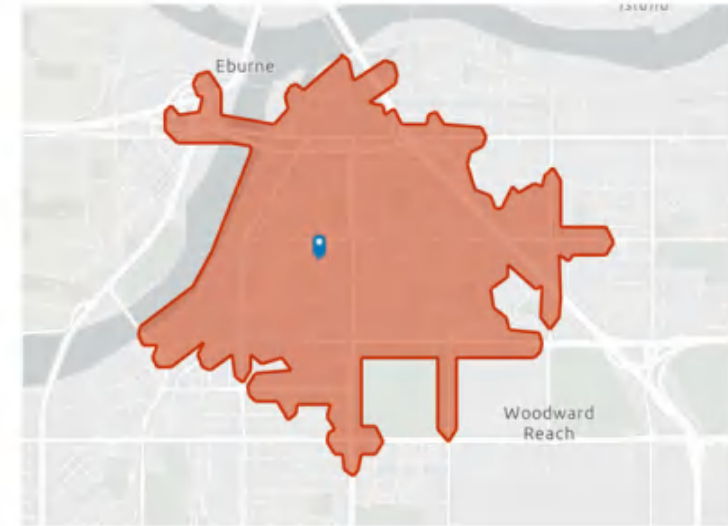
國際貿易中心

BRIDGEPORT RD
SOUTH TOWER
LEVEL 10

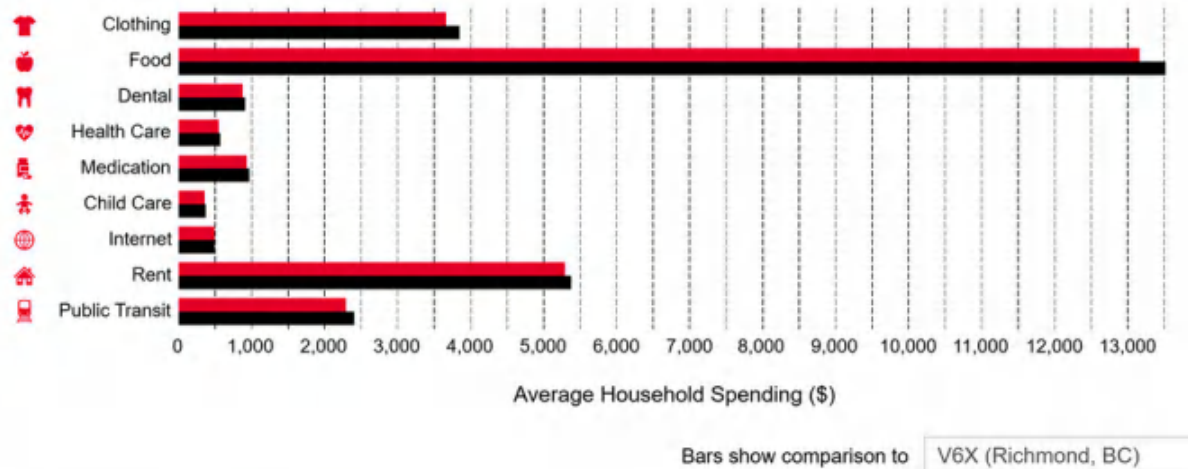


The developer reserves the right to make minor modifications or substitutions to building design, specifications and floor plans should they be necessary to maintain the high standards of this community. Square footages are based on preliminary surveyor's measurements and are approximate. E & O E.

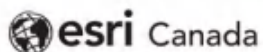
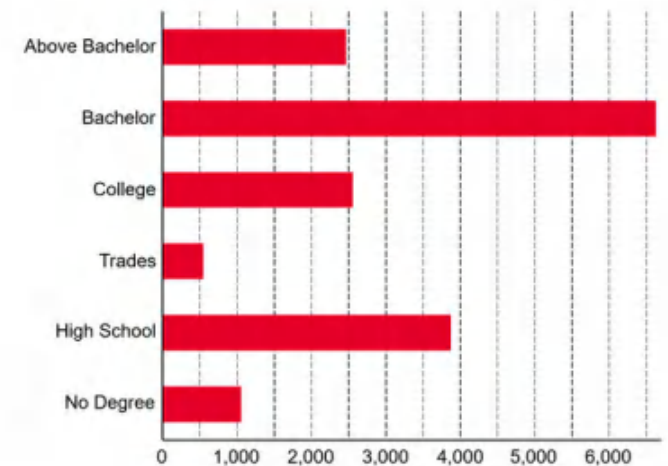
DEMOGRAPHICS & SPENDING



HOUSEHOLD SPENDING



EDUCATIONAL ATTAINMENT



Source: Environics Analytics 2024, based on data collected by Statistics Canada for the current Canadian Census.

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Source: This infographic contains data provided by Environics (2024).





ZONING & PERMITTED USE

ZC33 - High Rise Office Commercial City Centre

Full Zoning Bylaw:

High Rise Office Commercial(ZC33)-City Centre

Permitted Uses:

- health service, minor
- education, commercial
- government service
- library and exhibit
- studio
- private club
- office
- manufacturing, custom indoor
- entertainment, spectator
- recreation, indoor
- retail, general
- retail, convenience
- service, financial
- service, personal
- service, household repair
- veterinary service

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Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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