

FOR LEASE/ SALE

INTERNATIONAL

TRADE CENTRE

8477 Bridgeport Rd, Richmond, BC



Billy Yang

BSc. Electrical Eng., DIPBM
O: 604 493 3002 EXT 706
C: 778 899 0528
E: billyyang@royallepagecommercial.com

CRE Investment & Development Team | Royal LePage Sussex

2397 Marine Drive | West Vancouver | BC Canada | V7V 1K9

P 604 493 3002 | info@rlpcommercialvancouver.com

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8477

Bridgeport Road,
RICHMOND BC

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OPPORTUNITY

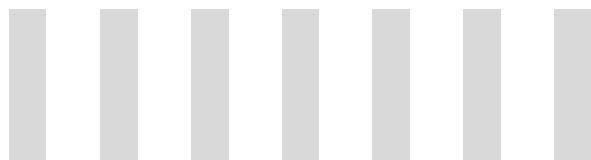
Elevate your business presence with two Class A strata office units located on the 10th floor of the prestigious International Trade Centre (ITC) in Bridgeport, Richmond, offering panoramic water views and a premium corporate setting.

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 |



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PROPERTY HIGHLIGHTS



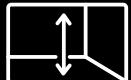
Location

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 parkings lot



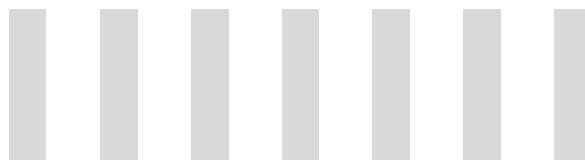
Features

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

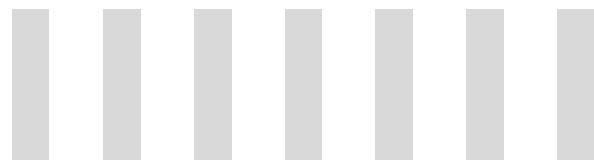


Zoning

ZC33- High Rise Office Commercial (City Centre)



COMMON PROPERTY

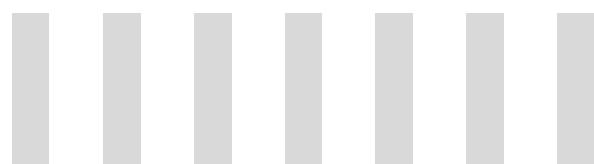
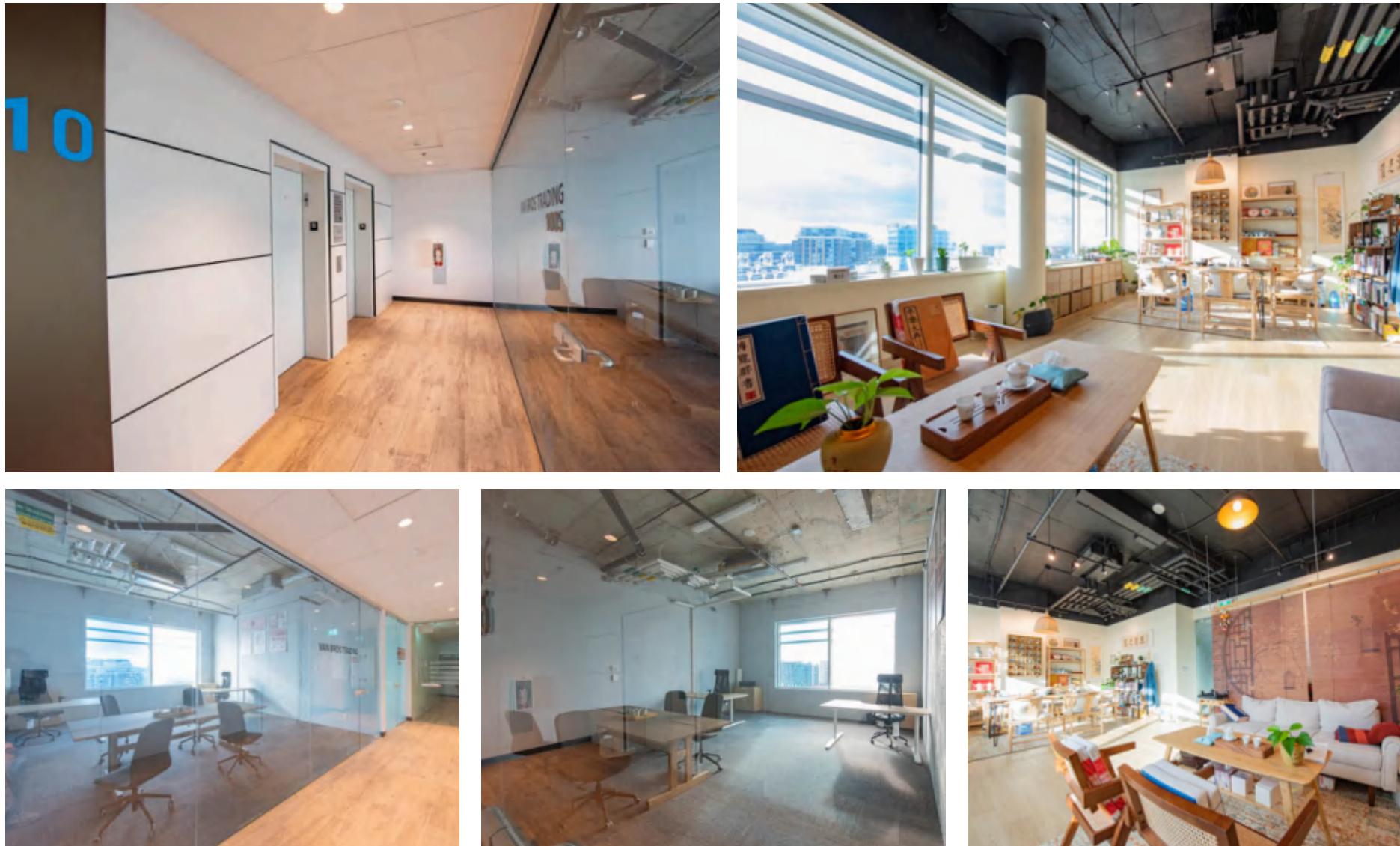


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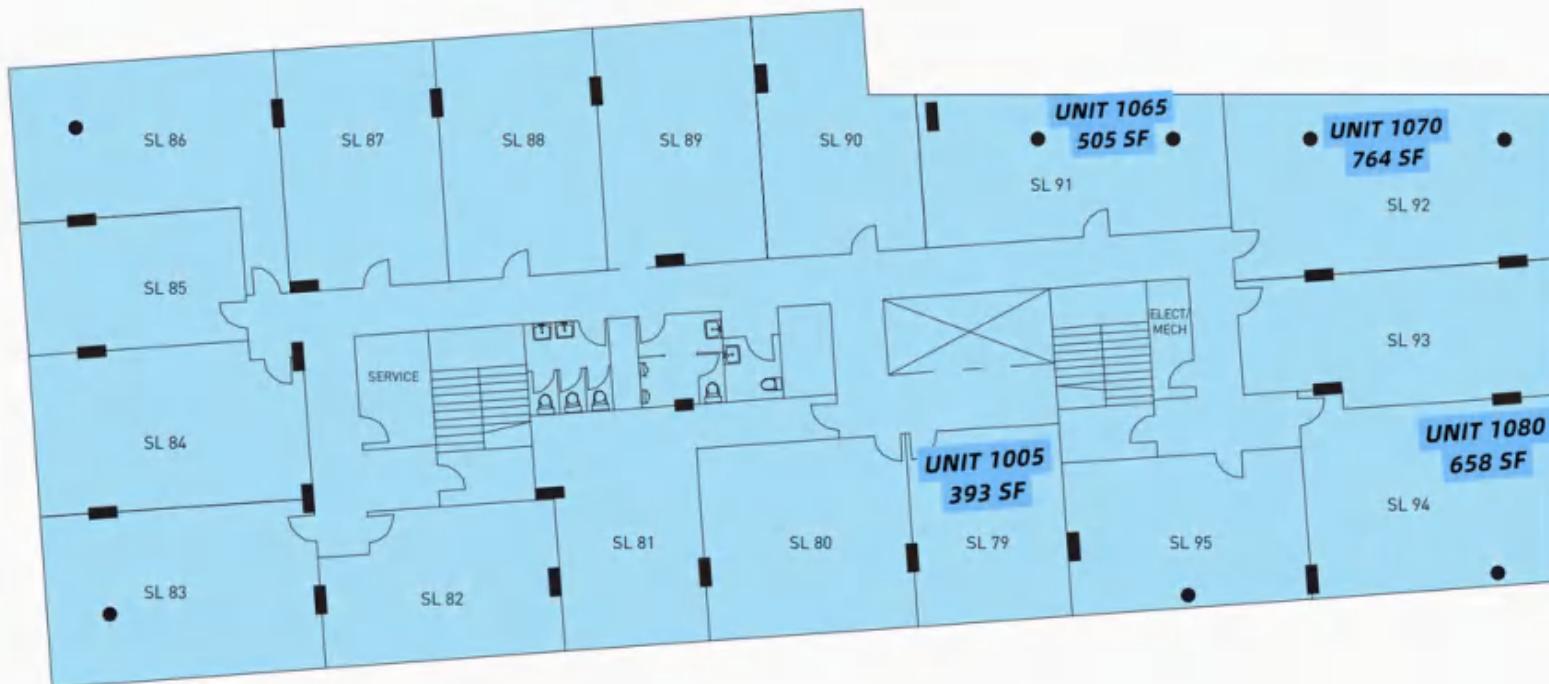
COMMON PROPERTY



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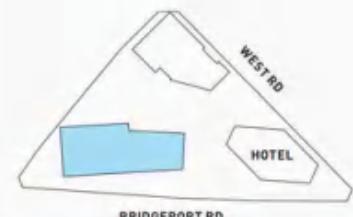
FLOOR PLAN



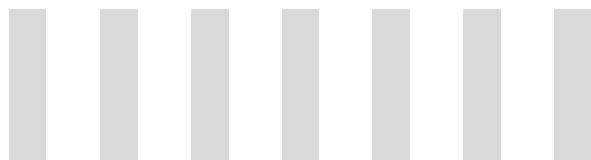
INTERNATIONAL
TRADE CENTRE
AT VERSANTE

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&OE.

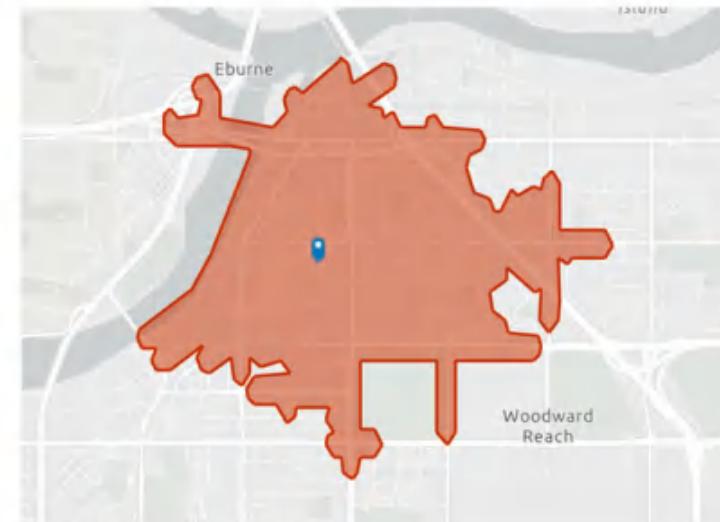


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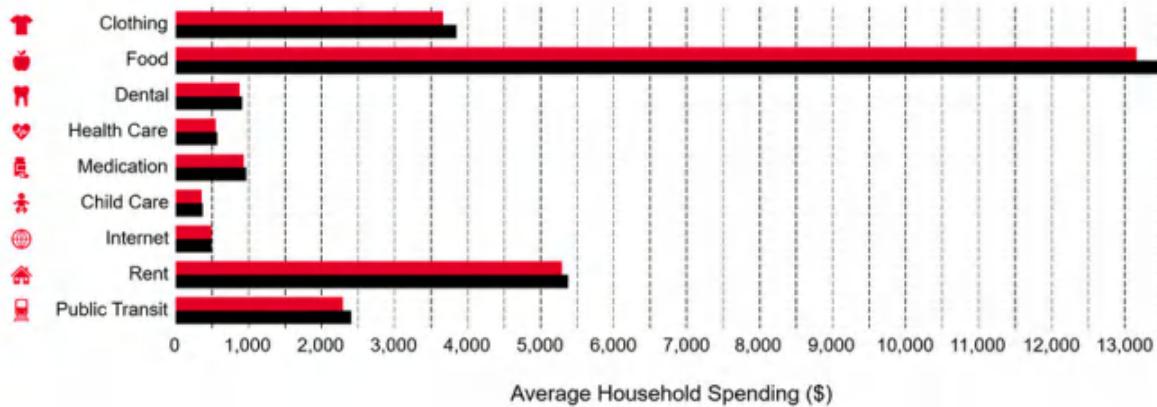
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DEMOGRAPHICS & SPENDING

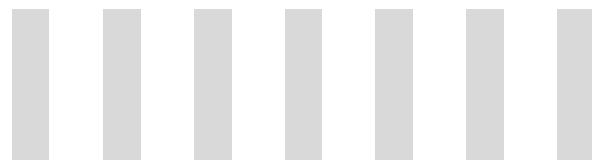
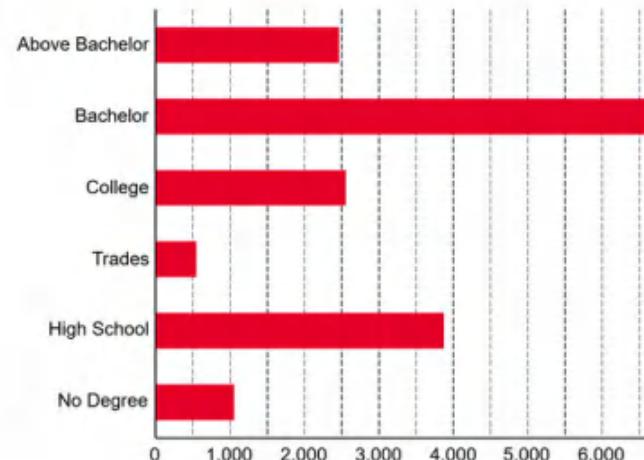


HOUSEHOLD SPENDING



Bars show comparison to V6X (Richmond, BC)

EDUCATIONAL ATTAINMENT





ZONING & PERMITTED USE

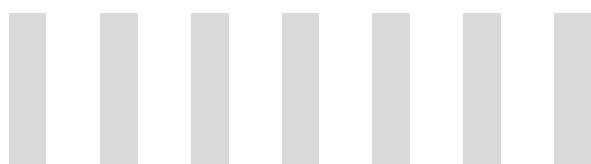
ZC33 - High Rise Office Commercial City Centre

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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