

FOR LEASE

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UP TO 61,896 SF WAREHOUSE/OFFICE Available

4620 Viking Way, Richmond

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Building Overview

Civic Address	4620 Viking Way, Richmond		
Location	Located in the International Business Park bordered by Cambie & Knight Street in North Richmond		
Total Building Area*	Ground Floor Office	11,821 SF	
	Second Floor Office	14,075 SF	
	Warehouse	36,000 SF	
	TOTAL	61,896 SF	
*Measurements are approximate and should be verified			
Demising options available for 12,141 SF, 23,229 SF and 26,525 SF, or a combination			
Loading	<ul style="list-style-type: none">Twelve (12) dock doors with levelers and rain canopiesOne (1) ramp to grade level loading door		
Ceiling Height	20' clear		
Parking	Ample on-site parking		
Loading Court	70' loading court, secured and gated		
Sprinklers	Fully sprinklered		
Lighting	Office is mix of T8 and LED, warehouse is T5		
Available	October 1, 2026		
Asking Rate	Contact listing agents for lease rate		
Additional Rent (est. 2026)	\$7.24/SF (excluding management fee, hydro and gas)		



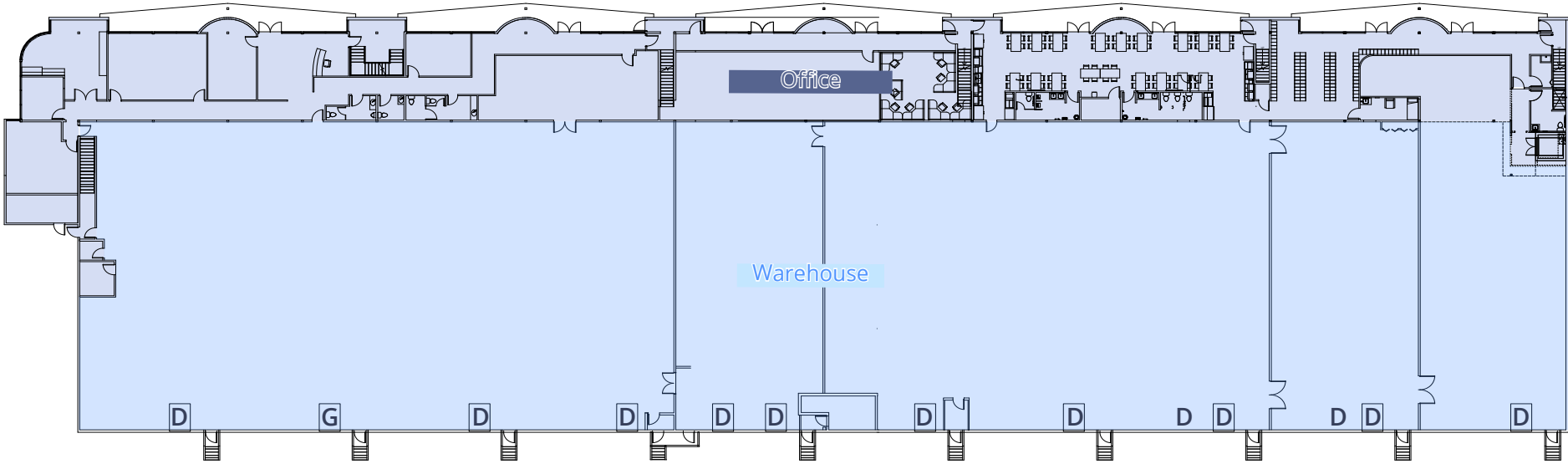
Highlights of 4620 Viking Way

-  HVAC and temperature control systems within warehouse and throughout office facilities
-  Main building service is three-phase power, 600 amp @ 600 volt
-  Freight elevator (909kg max) connecting to the mezzanine office level (6' x 5')
-  Quick access to Highways 91/99
-  North, East, South and West bound bus transit stations at the complex entrance
-  Impeccably maintained landscaping with an on site operations manager
-  Owned and managed by B.U.K. Investments



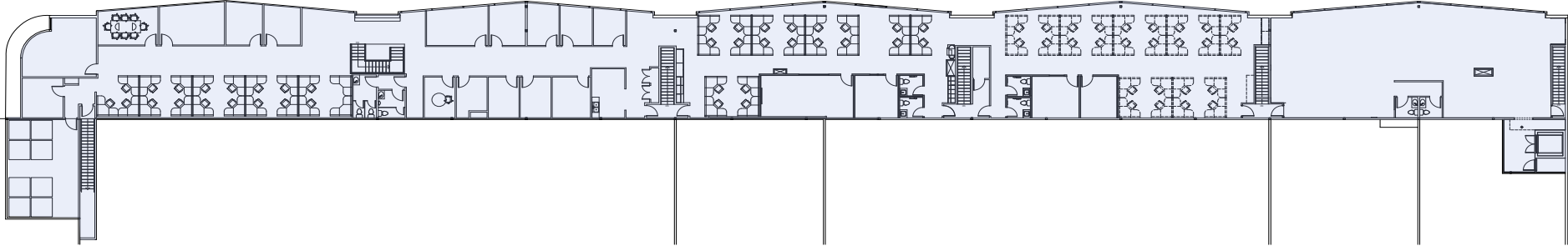
Floorplans

Ground Floor

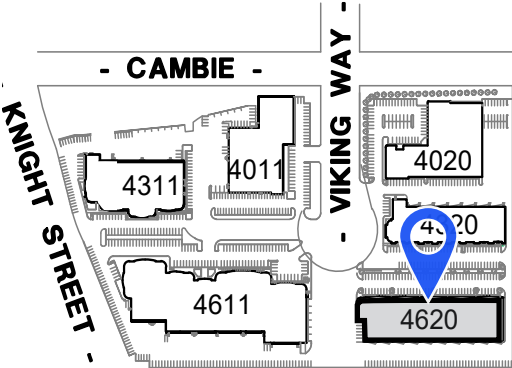


G - Grade door D - Dock door

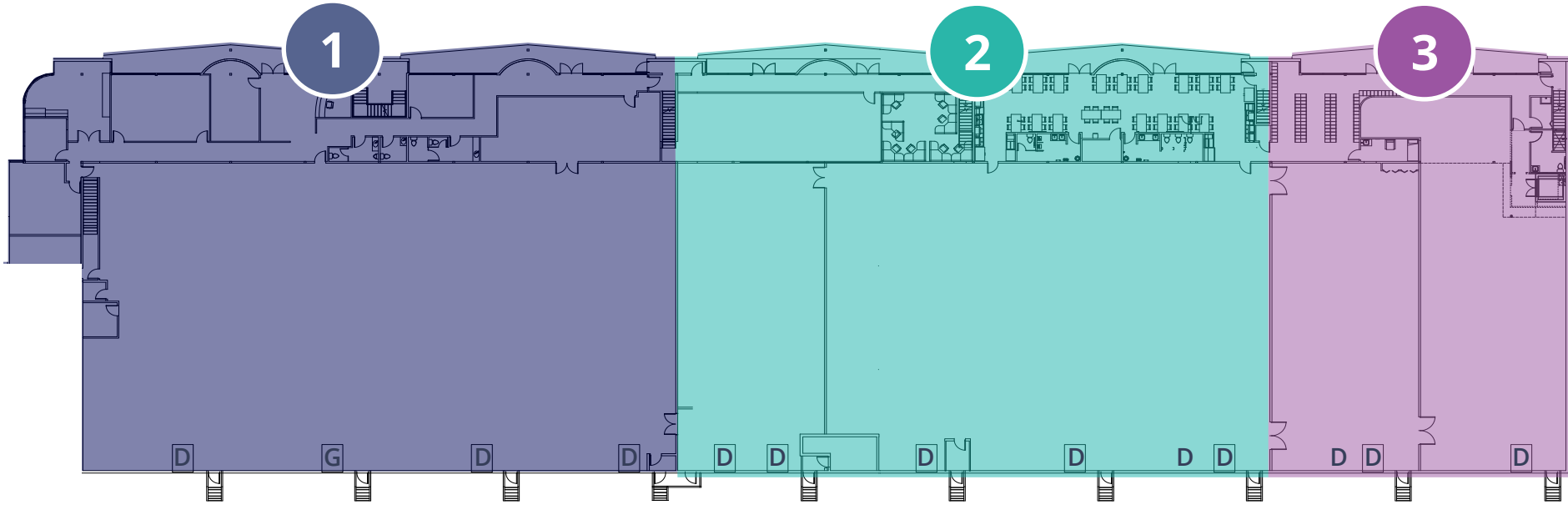
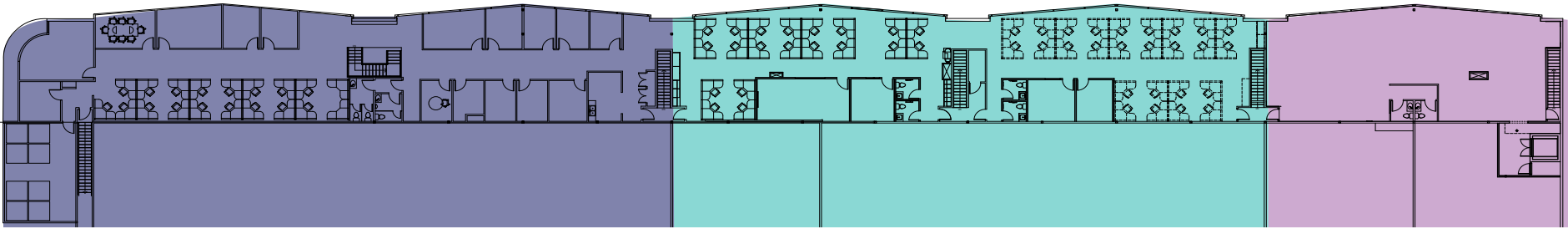
Second Floor Office



- Ample natural light, with north facing glazing across the entire ground and second floor
- Open and collaborative workspaces
- Several private offices throughout
- Eight (8) washrooms throughout
- Multiple kitchenette facilities
- Large lunch and break room on the ground floor
- Freight elevator access



Demising Options



G - Grade door D - Dock door

Option 1*

Ground Floor Office	5,776 SF
Second Floor Office	6,350 SF
Warehouse	14,400 SF
TOTAL	26,526 SF

Option 2*

Ground Floor Office	3,679 SF
Second Floor Office	5,150 SF
Warehouse	14,400 SF
TOTAL	23,229 SF

Option 3*

Ground Floor Office	2,366 SF
Second Floor Office	2,575 SF
Warehouse	7,200 SF
TOTAL	12,141 SF

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