



FOR SUBLEASE

# Unit 10 - 3571 Viking Way

OFFICE AND INDUSTRIAL UNIT IN RICHMOND



# Functional Industrial Space in a Highly Connected Richmond Location

## THE OPPORTUNITY

3571 Viking Way offers a well-positioned industrial opportunity in Richmond’s Crestwood area, with direct access to Knight Street, Highways 91 and 99, Vancouver International Airport, and the US border. The space combines warehouse, office, and support areas within a functional, flexible layout suited to a range of industrial users. A practical footprint in a highly connected location, it supports efficient day-to-day operations.

<b>Total Area</b>	~18,215 SF
<b>Basic Rent</b>	\$16.00 PSFPA
<b>Additional Rent</b>	\$7.60 PSFPA (2026 est.)
<b>Zoning</b>	IB1
<b>Availability</b>	Immediately
<b>Sublease Expiry</b>	November 2027

**\$40,000 TENANT IMPROVEMENT CREDIT AVAILABLE**



**ON-SITE  
PARKING**



**NATURAL  
LIGHT**



**CLOSE TO  
MAJOR HIGHWAYS**



**OPEN  
FLOORPLAN**

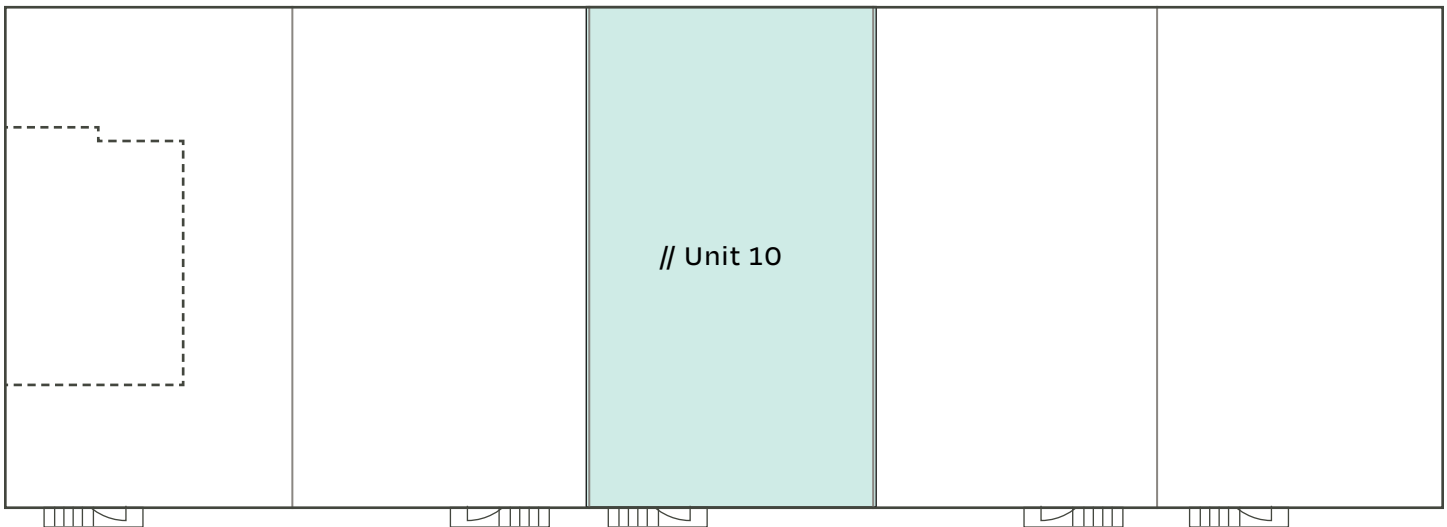


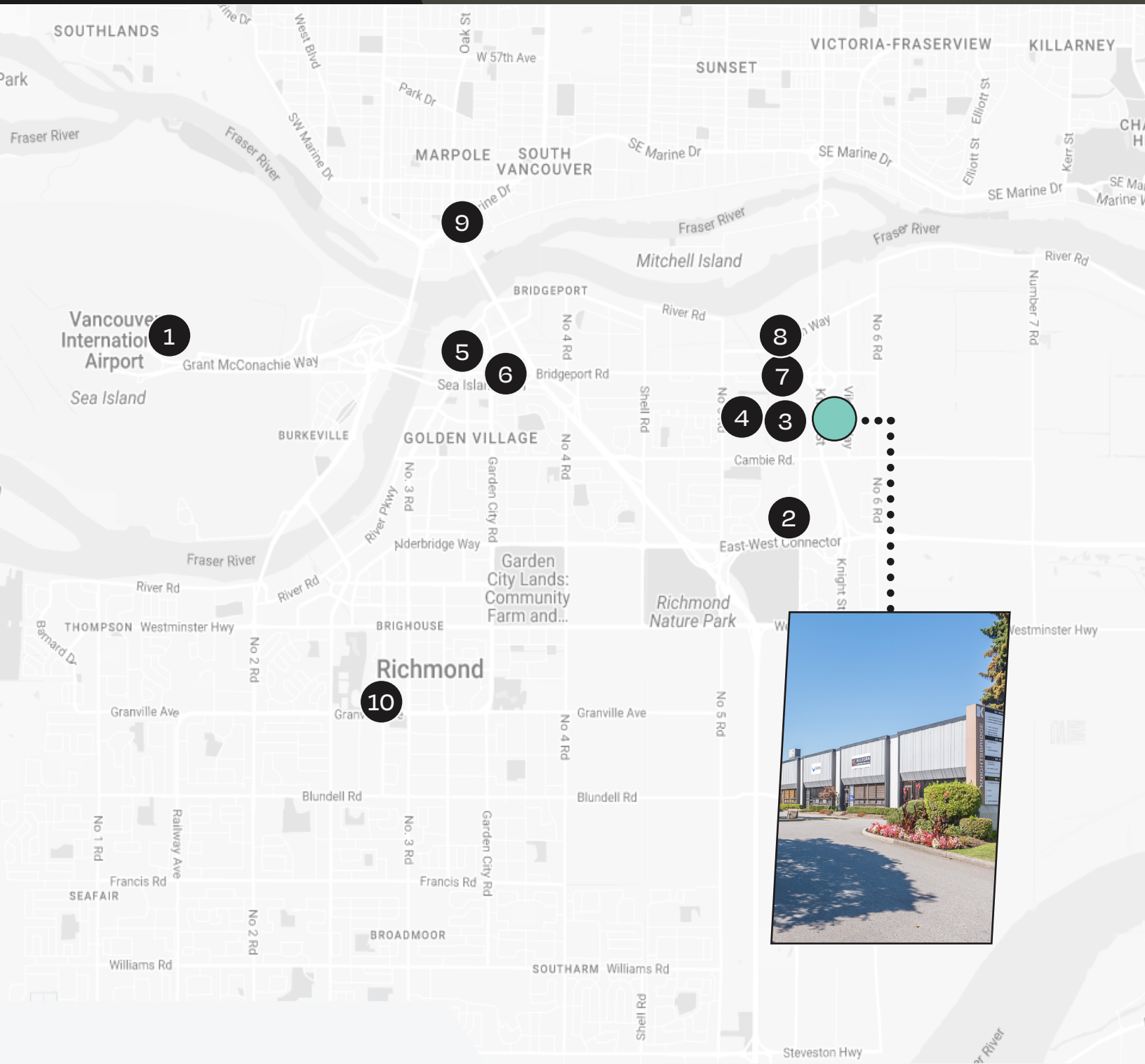
**PRIVATE  
WASHROOM**

# // Unit 10

Spacious unit combining office and warehouse areas. The office includes private offices, restrooms, and a kitchen, while the warehouse provides flexible industrial space with a rear dock loading door. Additional storage lockers are included for tenant convenience. The unit totals approximately 18,215 square feet.

*\*Floor plan is for illustrative purposes only*





- |                                    |                                      |
|------------------------------------|--------------------------------------|
| 1. Vancouver International Airport | 6. Costco Wholesale                  |
| 2. Tim Hortons                     | 7. Staples                           |
| 3. IKEA Richmond                   | 8. The Home Depot                    |
| 4. Trail Appliances Richmond       | 9. Marine Drive Canada Line SkyTrain |
| 5. Bridgeport Canada Line SkyTrain | 10. CF Richmond Centre               |



For more information, please contact:



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