

FOR SALE

NEWLY RENOVATED RICHMOND OFFICE SPACE

#4-11220 VOYAGEUR WAY | RICHMOND, BC



THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

CONTACT

ANDRE ALIE DAY

Personal Real Estate Corporation

Senior Associate

CBRE Limited, The HTFG

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PROPERTY DETAILS

UNIT	4
SIZE	4,966 sq. ft.
ASKING PRICE	Contact Listing Agent
STRATA FEES	\$645.52 per month
PROPERTY TAXES (2025)	\$17,912.99
AVAILABLE	60 days

BUILDING FEATURES

- + Updated HVAC and LED lighting throughout
- + New flooring

GROUND FLOOR

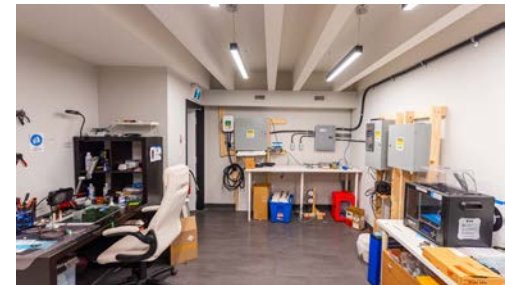
- + Kitchen, reception and lounge area
- + Two washrooms
- + 4 large offices/meeting rooms
- + Dry lab area with sink

SECOND FLOOR

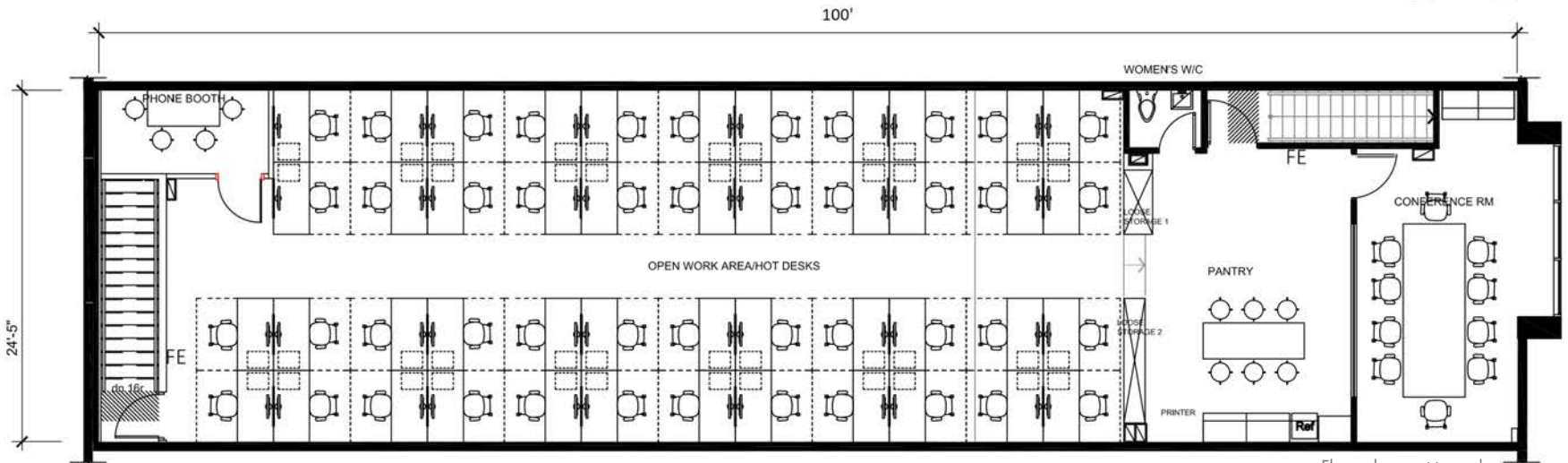
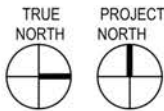
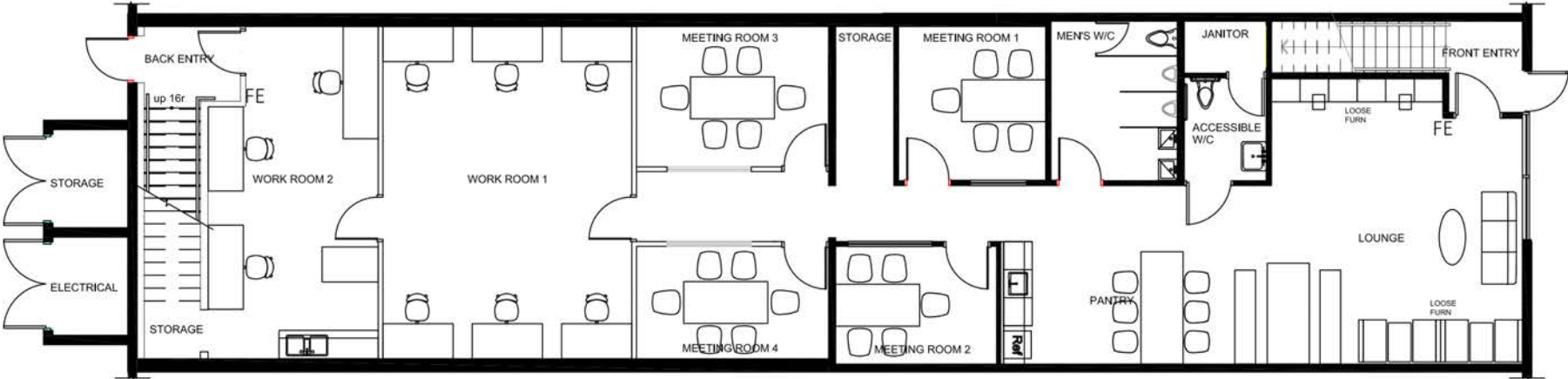
- + Skylights
- + Open work area
- + Lounge and kitchen
- + One washroom
- + Large boardroom
- + Call room

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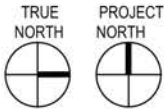
Mapping Sources: Canadian Mapping Services canadamapping@cbre.com, DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.



FLOOR PLANS



Floor plans not to scale



LOCATION

11220 Voyager Way is located by the intersection of Bridgeport Road and Shell Road, offering easy connection to all parts of the Lower Mainland including Vancouver, Burnaby, and New Westminster. Richmond Centre is a 10-minute drive away, Vancouver International Airport is 15-minute drive away, and Downtown Vancouver is a 25-minute drive away. The location is also serviced by multiple bus routes that depart from SkyTrain stations including the 407 and 430.



AMENITIES (within a 5-minute drive)

- | | |
|---------------------|------------------------|
| Café Loyal | Moxie's Grill & Bar |
| Chicago Subs | Neptune Barbecue House |
| Continental Seafood | Richport Chinese |
| Costco | River Road Café |
| Daddy's Grill | Shoppers Drug Mart |
| IKEA | Tandoori King Café |
| LA Chicken | Tim Hortons |
| Lamajoun | Wendy's |
| McDonald's | White Spot |

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