



12771 NO. 5 ROAD, RICHMOND, BC

# westcoast

## R&D LABS

AVAILABILITIES FROM  $\pm 850$  SF -  $\pm 21,000$  SF  
*BRAND-NEW STATE-OF-THE-ART LABORATORY FACILITY*

# WHERE INNOVATION TAKES SHAPE

Westcoast R&D Labs is a newly redeveloped, purpose-built laboratory facility designed to bring your breakthroughs to life. Spanning two bright, modern floors, the building features expansive skylights and full-height front glazing that flood the space with natural light, creating an inspiring environment for research and collaboration.

The building's shared spaces have been thoughtfully curated with a clean, contemporary design and include four fully-equipped meeting rooms. Each unit is intelligently configured to optimize workflow, offering defined lab and office areas and advanced lab readiness. With scalable layouts, Westcoast R&D Labs is the ideal environment for research-driven companies seeking space that grows with them.



Sleek interior finishes and welcoming common areas with living walls



Modern design featuring extensive glazing and skylights



Advanced surveillance security and controlled key card access



Dedicated visitor and reserved parking



Shared conferencing facilities with multiple, large state-of-the-art boardrooms



Fiber optic telecommunication service available

**westcoast**  
R&D LABS



# **BUILDING** **HIGHLIGHTS**



## **ASHRAE LDVL-4 CLASS 2 LAB WITH CLASS 4 CAPABLE INFRASTRUCTURE PERTAINING TO:**

- Building Tightness
- Ventilation/Exhaust
- Air Circulation
- Electrical Back up Power

### **BASIC RENT**

Contact listing agents

### **ADDITIONAL RENT**

Approximately \$10 psf

### **ESTIMATED DELIVERY Q2 2027**

Earlier hold-over options are also available



# LABORATORY HIGHLIGHTS

## STRUCTURAL

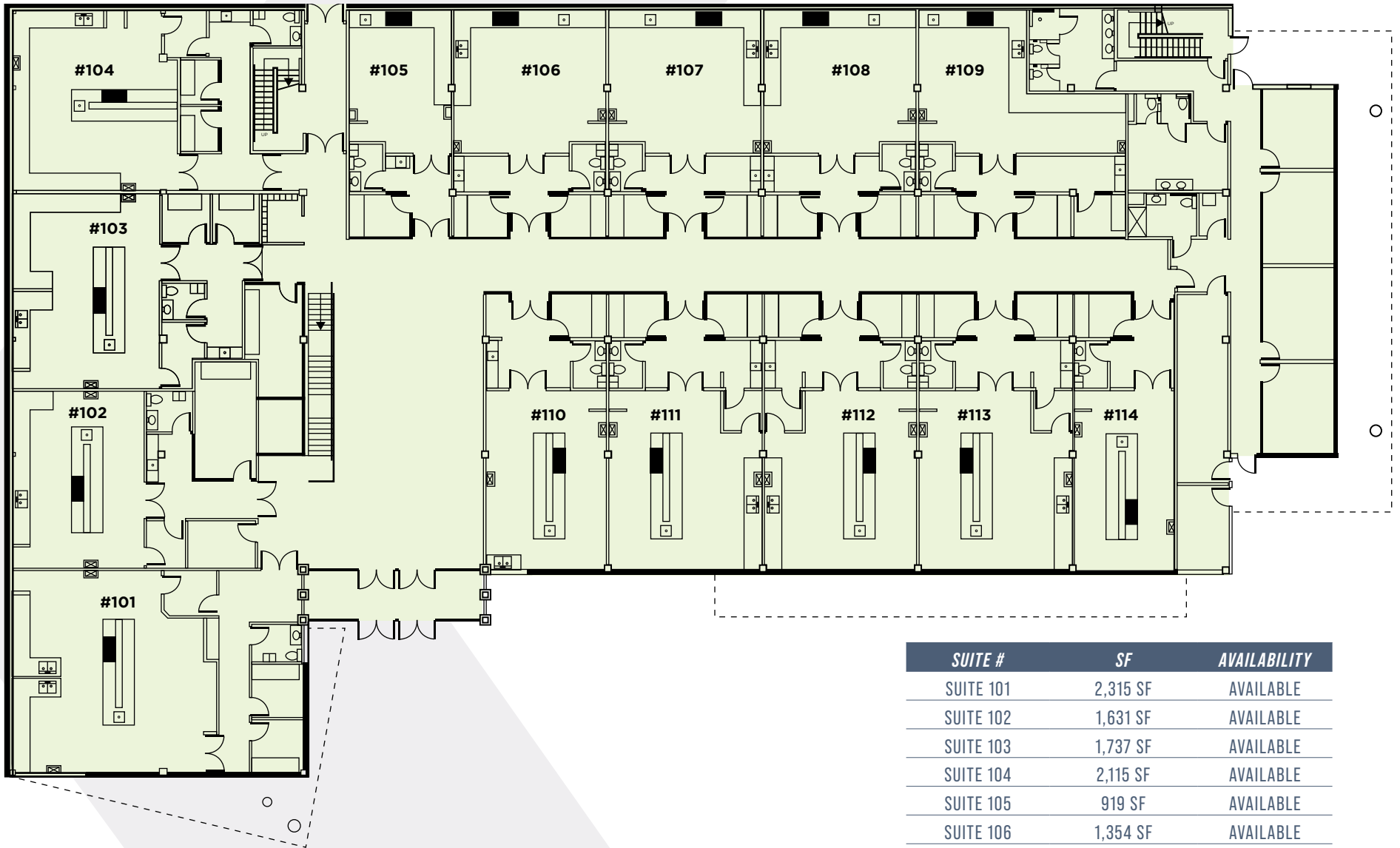
- Lab-grade countertops, cabinets, and benches
- Design separation between in-unit office and lab areas
- Office areas that include private offices, dedicated washrooms, and a kitchen area

## FEATURES

- Clean room and vestibule capabilities with pre-installed infrastructure
- Emergency eye wash and emergency shower stations
- In-suite chemical fume hoods and biosafety cabinets provided
- Large single-bowl acid waste sinks and standard double bowl sanitary waste sinks
- Multiple floor drains

## UTILITIES

- Standard 110V and 208V power outlets
- Built in 3-phase power capabilities between 200 to 400 amps 120/208V with the ability to potentially accommodate larger power requirements
- Dedicated natural gas outlets



# AVAILABLE SUITES

SUITE #	SF	AVAILABILITY
SUITE 101	2,315 SF	AVAILABLE
SUITE 102	1,631 SF	AVAILABLE
SUITE 103	1,737 SF	AVAILABLE
SUITE 104	2,115 SF	AVAILABLE
SUITE 105	919 SF	AVAILABLE
SUITE 106	1,354 SF	AVAILABLE
SUITE 107	1,354 SF	AVAILABLE
SUITE 108	1,354 SF	AVAILABLE
SUITE 109	1,501 SF	AVAILABLE
SUITE 110	1,270 SF	AVAILABLE
SUITE 111	1,610 SF	AVAILABLE
SUITE 112	1,610 SF	AVAILABLE
SUITE 113	1,610 SF	AVAILABLE
SUITE 114	1,071 SF	AVAILABLE
2ND FLOOR	5,000 - 21,000 SF	AVAILABLE



# LOCAL AMENITIES

**FUGGLES**  
BEER CO.

*Tim Hortons*

**ROSEMARY ROCKSALT.**

**FIVE GUYS®**  
BURGERS and FRIES

**LONDON DRUGS®**

**THE KEG®**



Woodward Reach

# STRATEGIC LOCATION



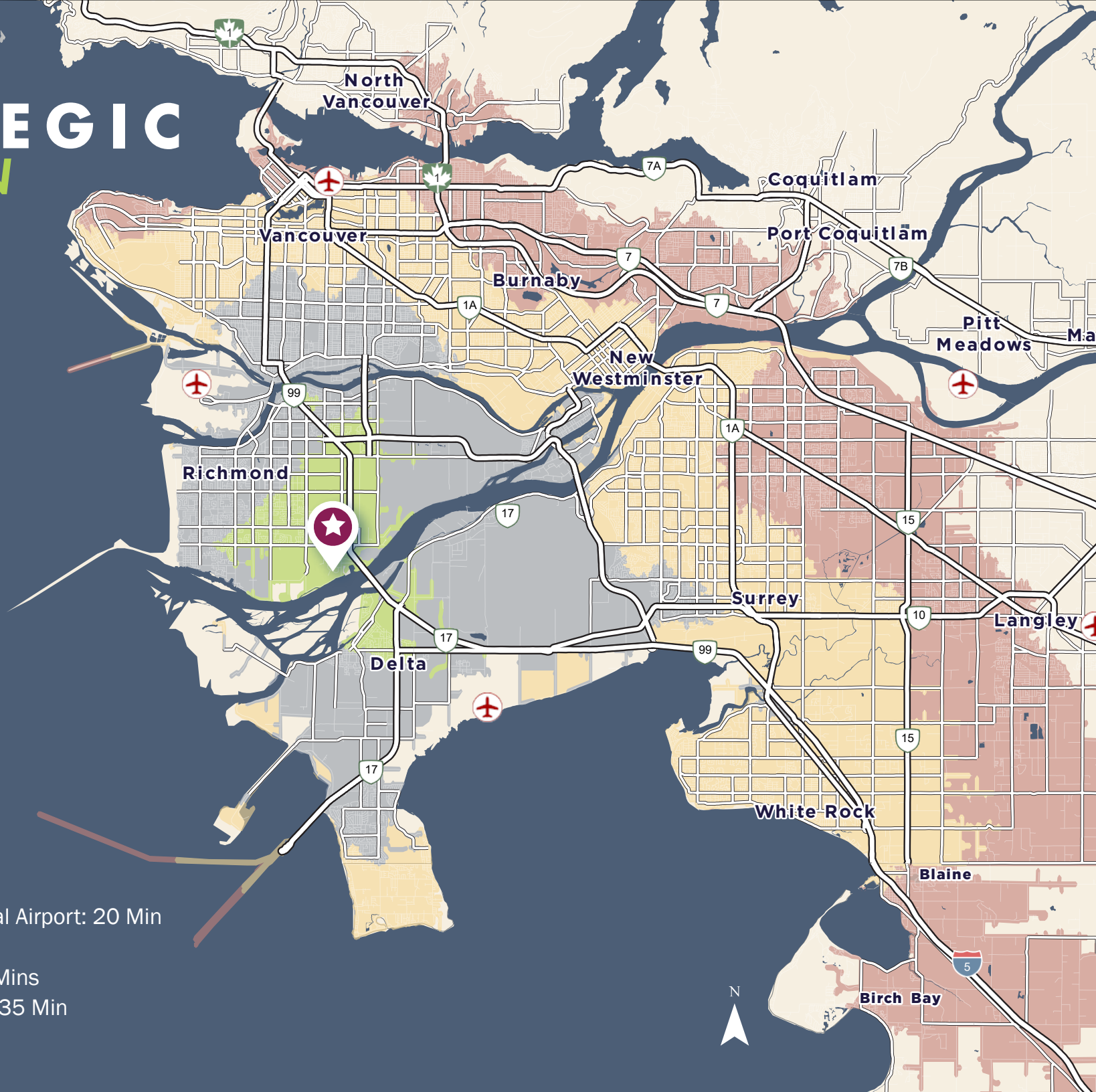
10 min

20 min

30 min

40 min

- 99 Highway: 8 Min
- Vancouver International Airport: 20 Min
- Metrotown: 30 Min
- Downtown Surrey: 33 Mins
- Downtown Vancouver: 35 Min



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## R&D LABS

### LIAM BOULTBEE

Senior Associate

604 629 5023

Liam.boulton@cushwake.com

### ROGER LEGGATT

Personal Real Estate Corporation

Executive Vice President

604 640 5882

Roger.Leggatt@cushwake.com

### MAX ZESSEL

Personal Real Estate Corporation

Senior Vice President

604 640 5824

Max.zessel@cushwake.com

### ETHAN REGAN

Associate

604 608 5916

Ethan.regan@cushwake.com

