



OFFICE SPACE FOR LEASE

8171 Ackroyd Rd., Richmond

Sanjay Sudra | 604.331.5256 | ssudra@warringtonpci.com



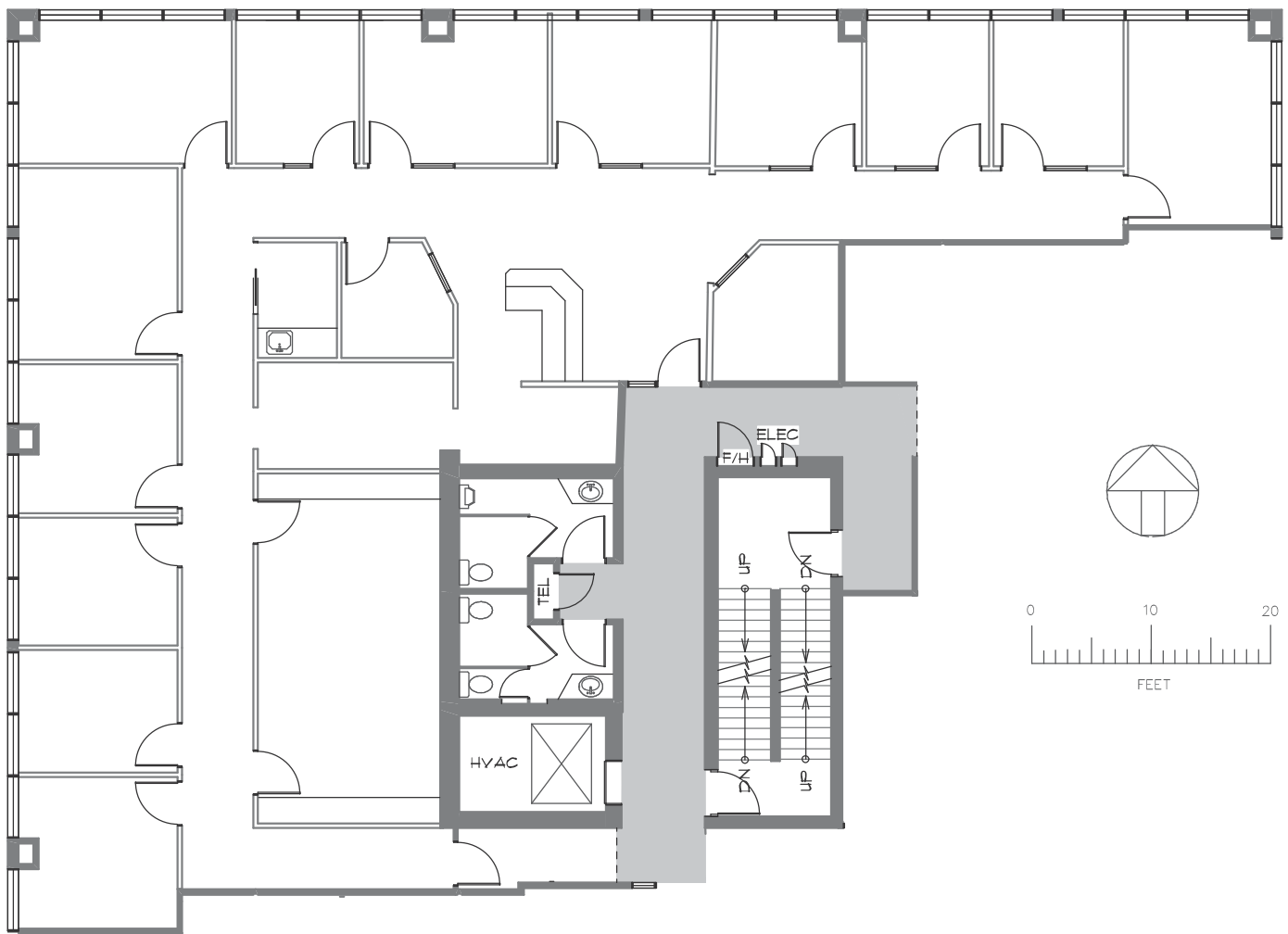
WARRINGTON PCI
MANAGEMENT

#3000 - 8171 Ackroyd Rd., Richmond

BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT \$23.91 (2025 est.)

Rentable Area: 3,813sf | Available Immediately

Direct exposure to elevators with 13 perimeter offices, boardroom, and lunch room.



SANJAY SUDRA

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300 - 1030 West Georgia St., Vancouver, BC V6E 2Y3

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



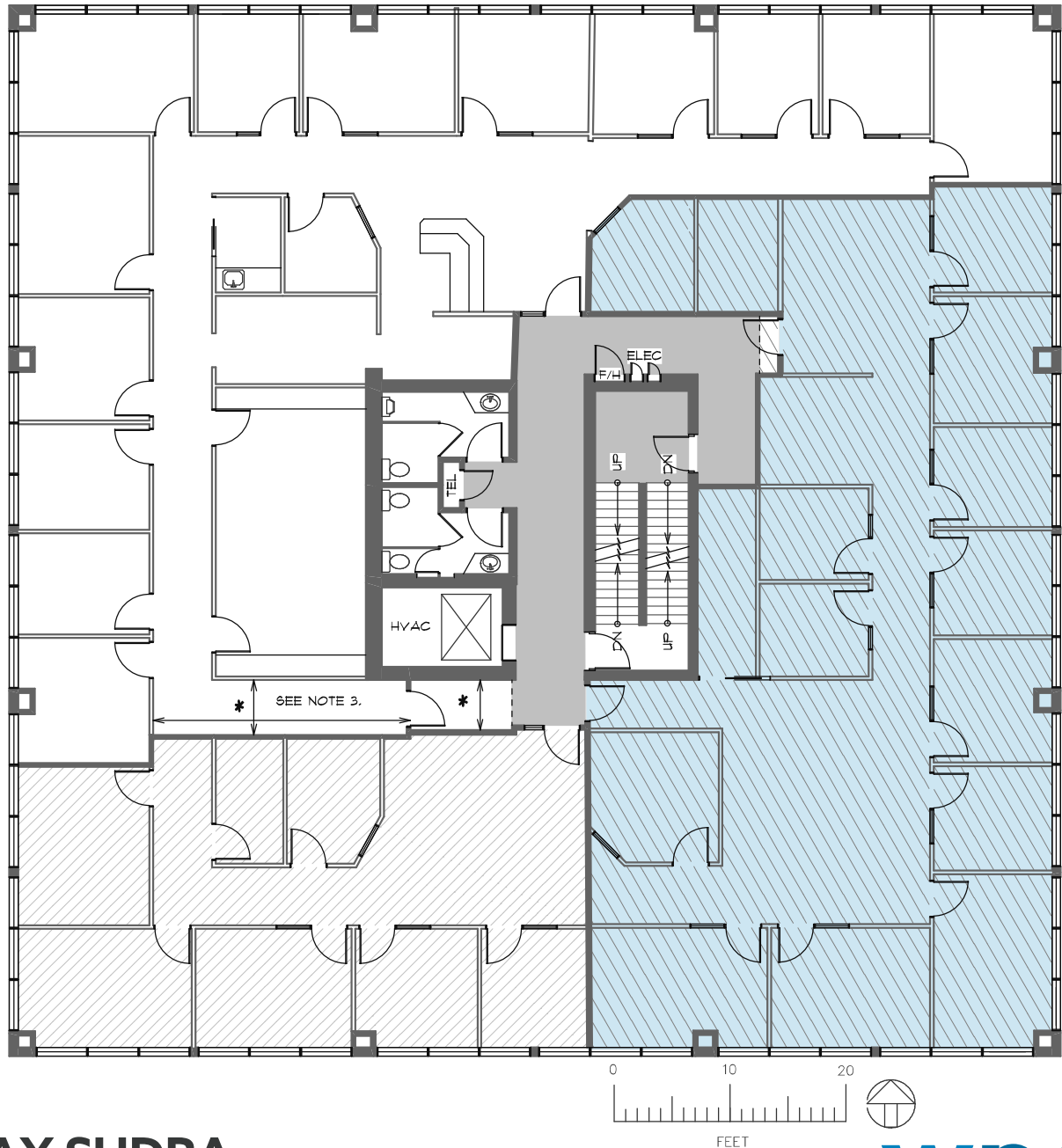
WARRINGTON PCI
MANAGEMENT

#3030- 8171 Ackroyd Rd., Richmond

BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT \$23.91 (2025 est.)

Rentable Area: 2,911sf | Available Immediately

Roomy reception area, several perimeter offices and space for well-lit corner boardroom



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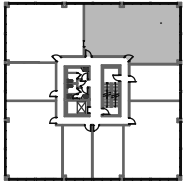
WARRINGTON PCI
MANAGEMENT

#5020-5090 - 8171 Ackroyd Rd., Richmond

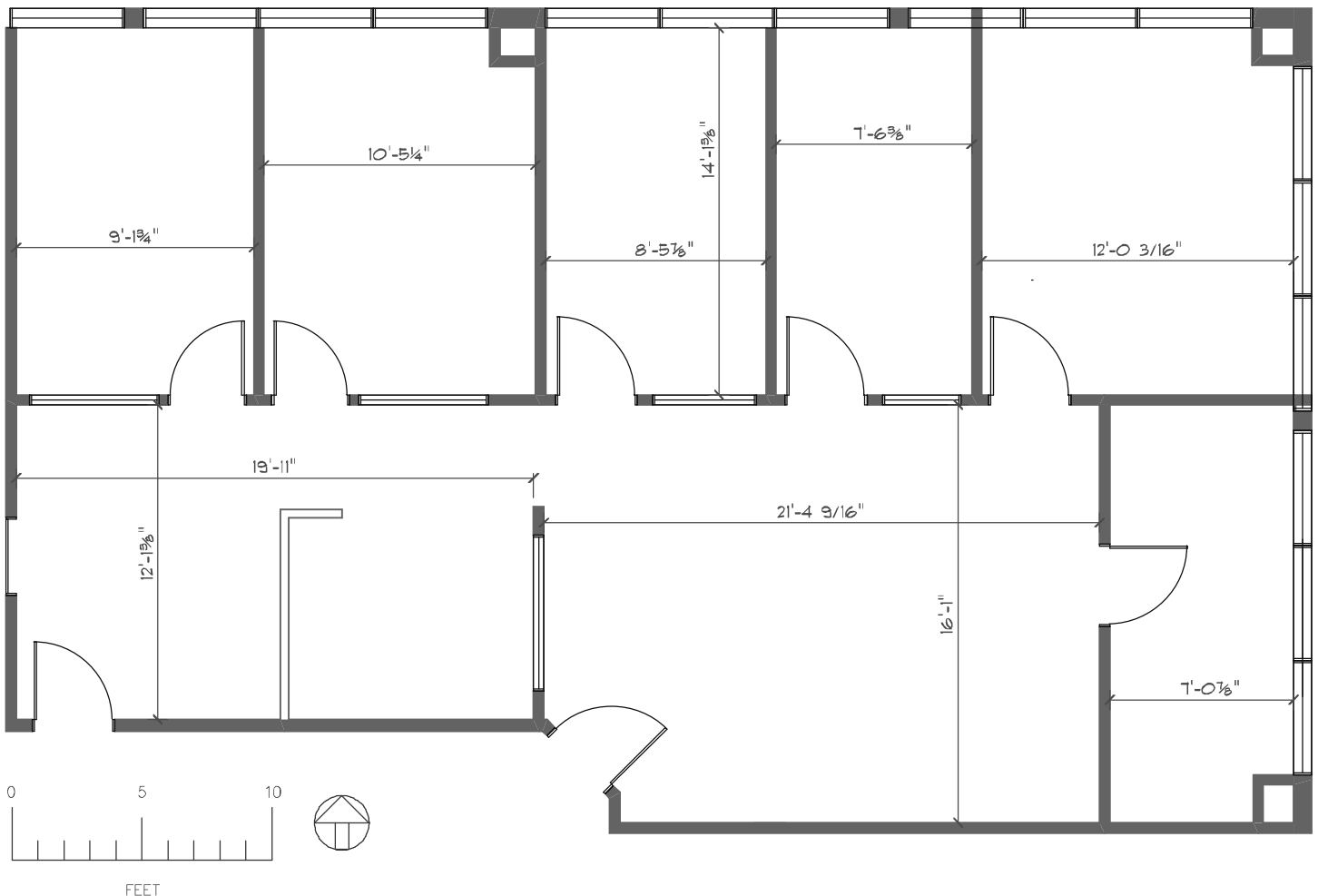
BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT \$23.91 (2025 est.)

Rentable Area: 1,781sf | Available Immediately

Nicely built-out space with several perimeter offices, space for reception, and open working area



KEY PLAN



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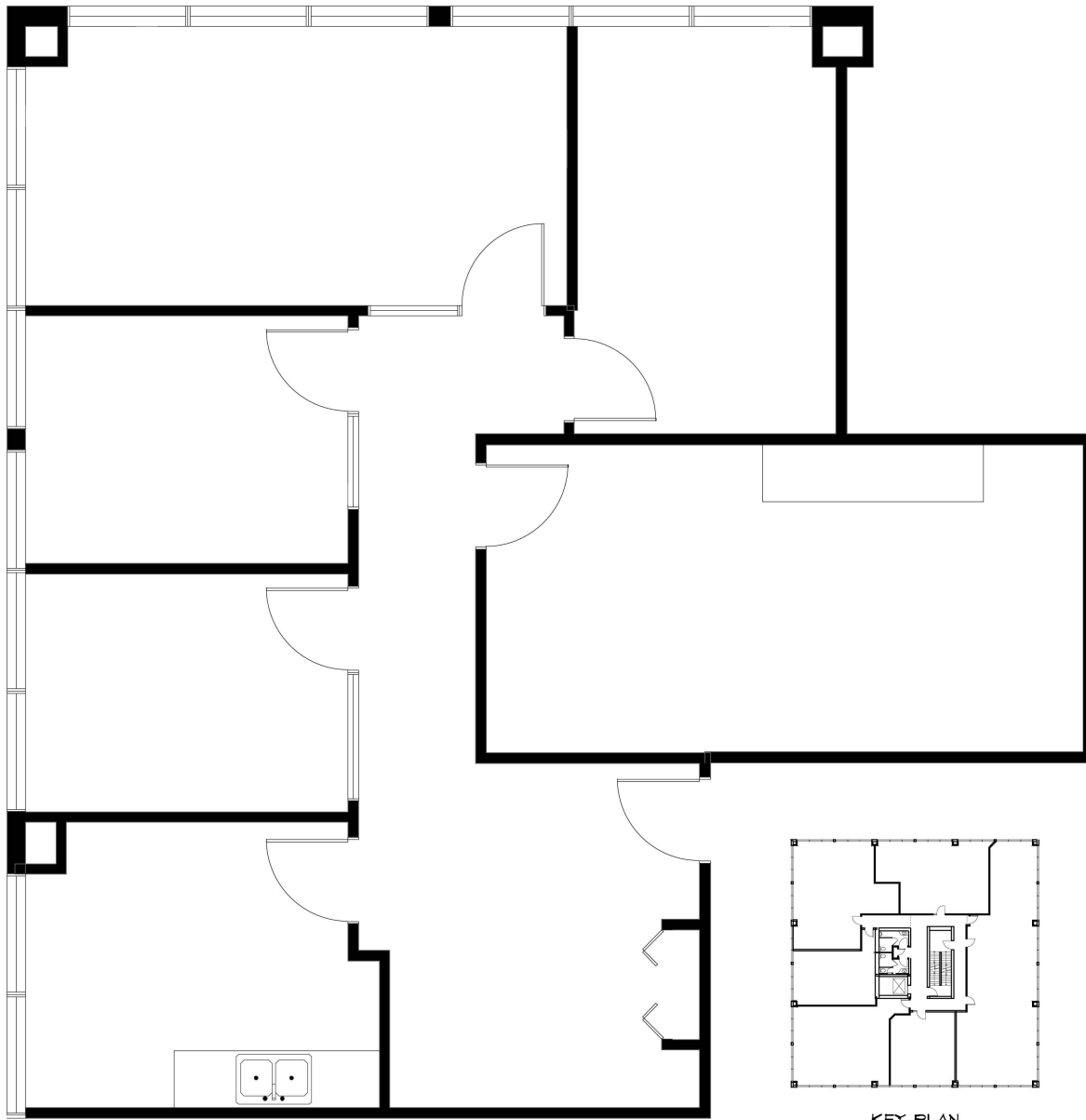
WARRINGTON PCI
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#6080 - 8171 Ackroyd Rd., Richmond

BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT \$23.91 (2025 est.)

Rentable Area: 1,390sf | Available Immediately

Premises comprised of: 3 offices, 1 meeting room, storage/flex room and kitchenette.



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WARRINGTON PCI
MANAGEMENT

Vancouver International Airport

Lansdowne Station



Canada Line Skytrain
No. 3 Road

Richport Town Centre
8171 Ackroyd Rd.



Starbucks



White Spot

Ackroyd Road

wpm
WARRINGTON PCI
MANAGEMENT

Property Features

1. Close proximity to numerous amenities such as grocery, restaurants, retail, transit, and more
2. 6 minute walk to Lansdowne Skytrain Station
3. Less than 1km to Richmond Centre
4. Walking distance to Canada's largest T&T Supermarket
5. Retail connected to property
6. 2nd level reserve parking