



FOR SALE | #1500 – 6081 No. 3 Road, Richmond, BC

Full Floor Penthouse Office Space

The Opportunity

To acquire a one-of-a-kind, luxurious, full floor 5,316 SF penthouse office with wrap around balconies and patio space totaling approximately 3,000 SF.

Conor Finucane*

Vice President

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*Personal Real Estate Corporation

Rick Lui*

Vice President

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Salient Details

Size

5,316 SF* + approximately 3,000 SF of balcony/patio space

Zoning

CDT1 (Downtown Commercial)

Year Built

1997

Features



2 elevators



Fully air-conditioned



Kitchenette



Internal washrooms



Parkade with abundant parking

Strata Fees (2026)

\$2,231.89

Property Taxes (2025)

\$32,539.01

Asking Price

\$4,680,000

**actual strata lot is 2,660 SF and remainder of space is limited common property with the exclusive rights of use to this strata lot.*



RICHMOND CENTRE REDEVELOPMENT

Location

This property is conveniently located at the southwest corner of No. 3 Rd and Westminster Hwy. It is half a block from the Richmond-Brighouse SkyTrain Station and next to the [CF Richmond Centre](#) which is about to undergo a major redevelopment by Cadillac Fairview and Shape Properties. When complete, the project will consist of 21,500 residential units in 12 towers, over 300,000 SF of new retail space, Richmond's first High Street (an open air retail street), an entertainment district, a park plaza and more.

Building

Three West Centre, which completed in 1997, is a high-density, mixed-use development which comprises retail, office, restaurant and residential uses. It is anchored by CIBC, Kirin Restaurant and Vancouver Coastal Health. The building has a 4-storey parkade with 403 parking stalls that are assigned to the development.

Space

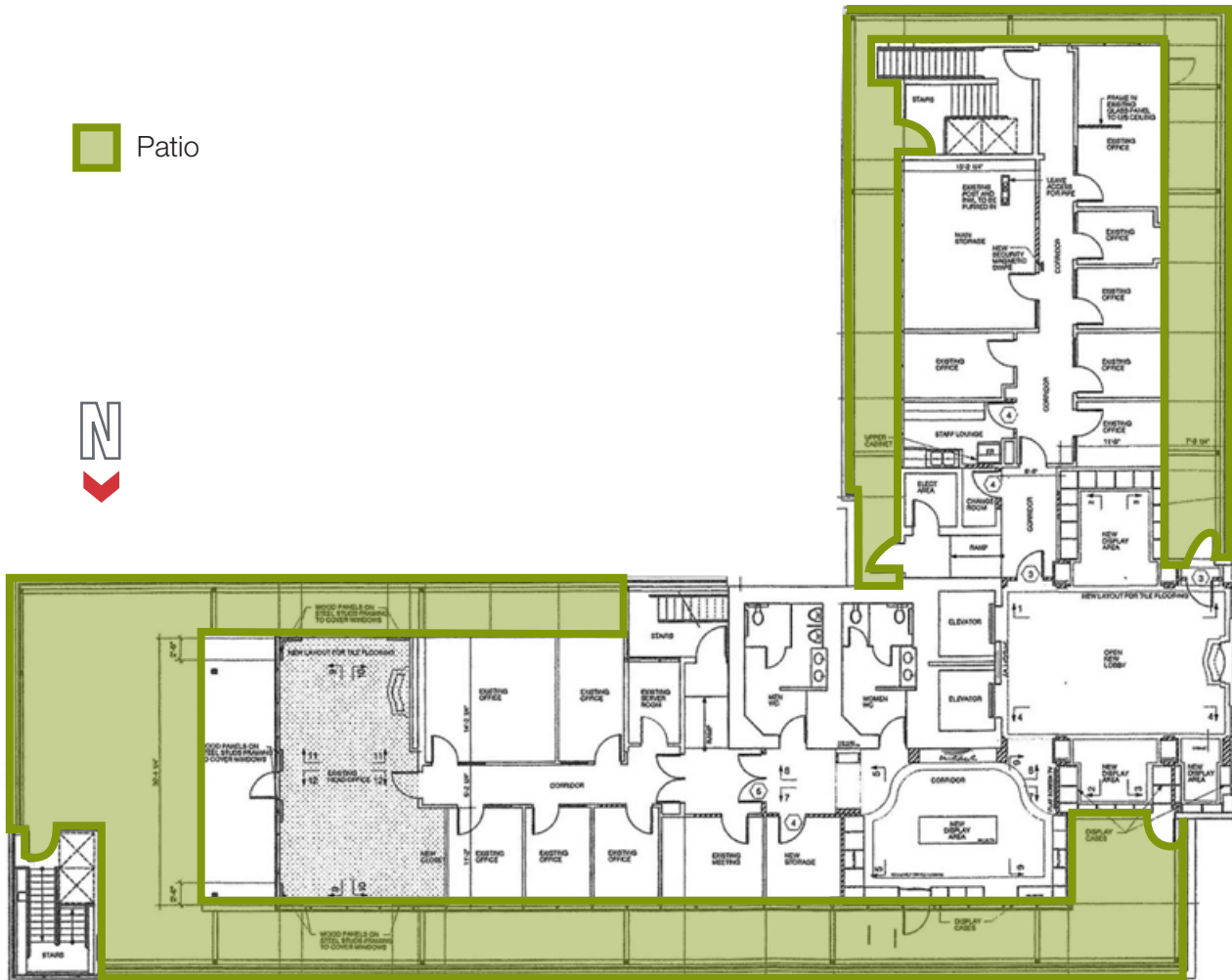
This extravagant office was originally built for the use of the developer itself, who designed the building so that their office would benefit from the limited common property (LCP) by effectively having exclusive rights to it use, without the cost of paying strata fees or being responsible for repairs to that area. The LCP includes a corridor, men's and women's washrooms, a large "amenity" space (which is being used as an extension of their office) and an enormous amount of outdoor patio / balcony space. The office is improved with 12 offices, 4 meeting rooms, kitchenette, solarium, server room, internal washrooms, and open area. It has 2 elevators that open directly into the office.



Floor Plan

NO. 3 ROAD - 15TH FLOOR

 Patio






MINORU PARK

RICHMOND HOSPITAL

CF RICHMOND CENTRE

BRIGHOUSE 

6081
NO.3 RD

NO 3 RD

WESTMINSTER HWY

RICHMOND PUBLIC MARKET

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