



## Retail & Warehouse & Office Space

### 11600 Bridgeport Rd, Richmond, BC

Prime location in a well-established home-improvement oriented retail destination, easily accessible via both Highway 99 and Knight Street Bridge and just a short drive from Ikea and Home Depot

Retail plaza-style presence with in-line CRUs featuring front showroom/office and rear warehouse with ~20-foot ceilings

Ample parking front & rear

Grade-level loading at rear for each unit, with direct access via both Olafsen Ave & Voyageur Way

Fascia and pylon signage for each unit \$100.00 per month plus applicable taxes

For more Information contact:

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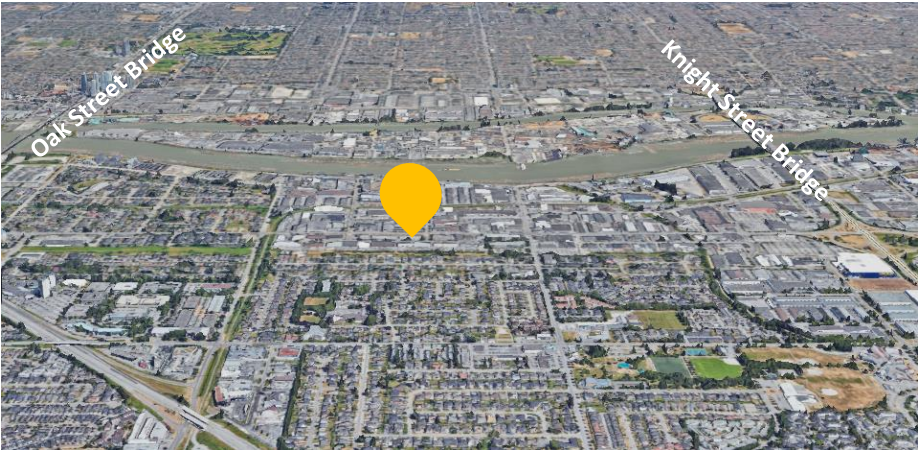
**TPMG CAPITAL**

Real Estate Acquisition  
Management  
Leasing

11600 Bridgeport Road, Richmond, BC

# LEASING OPPORTUNITIES

Unit	Area (SF)	Availability
8	2,520	Immediate



**Net Lease Rate:**

Starting at \$25.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

**Taxes & Op. Costs:**

\$11.05 per sq. ft. (estimate for year ending June 30, 2026; excludes utilities & janitorial)

**Parking:**

Parking stalls at front and back of the building at no cost.

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