

FOR SUBLEASE

2ND FLOOR - 8791 BECKWITH ROAD
RICHMOND, BC



1,357 SQUARE FEET OF BRIGHT OPEN OFFICE AREA



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THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to sublease the second-floor office of a free-standing industrial building that provides on-site parking.

LOCATION

The subject property is located on the North-East corner of Beckwith and Sexsmith Road in North Richmond. This ideal site offers excellent accessibility throughout the Metro Vancouver area by way of its close proximity to Highway 99 and Canada Line's Bridgeport Station.

ZONING

IL - Light Industrial

Permits a wide variety of general industrial uses, such as:

- Warehousing
- Assembly
- Manufacturing
- Distribution
- Contractor Services
- Indoor Recreation

AVAILABLE AREA

1,357 sf

ASKING LEASE RATE

\$25.50 psf, per annum

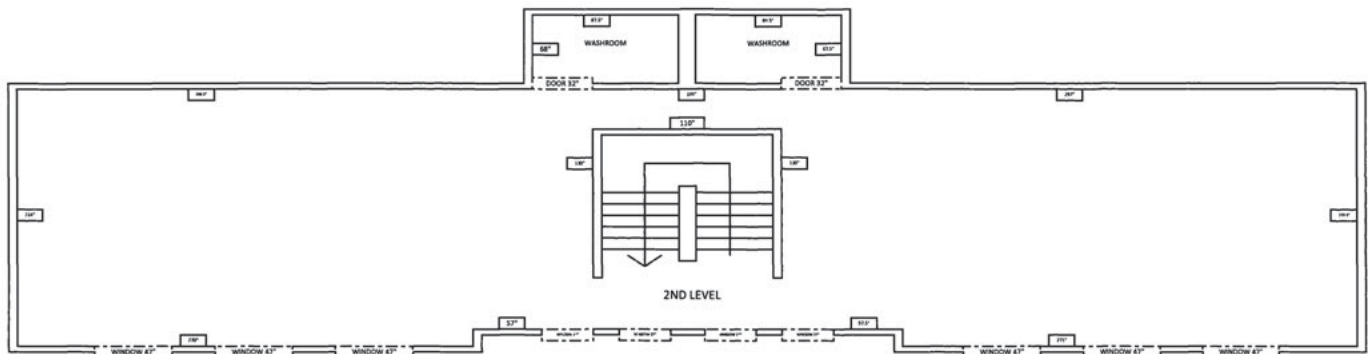
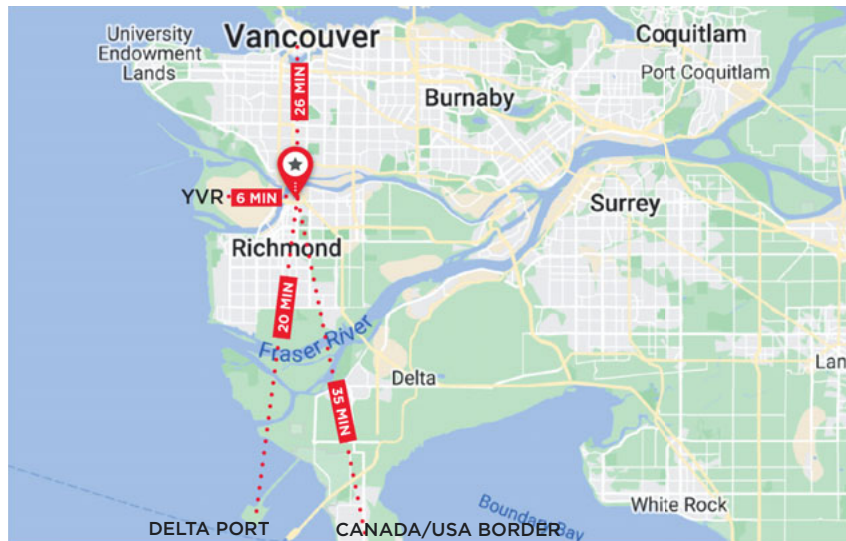
ADDITIONAL RENT (2023)

\$4.94 psf, per annum

AVAILABILITY

Immediately with a term Expiry of July 30, 2027*

*Shorter terms will be considered



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