

FOR Lease

Prime Corner Retail Unit at Offices at Luxe

810 5599 NO 3 ROAD, RICHMOND

**Basic Rent:
\$4,026.67/Mth**



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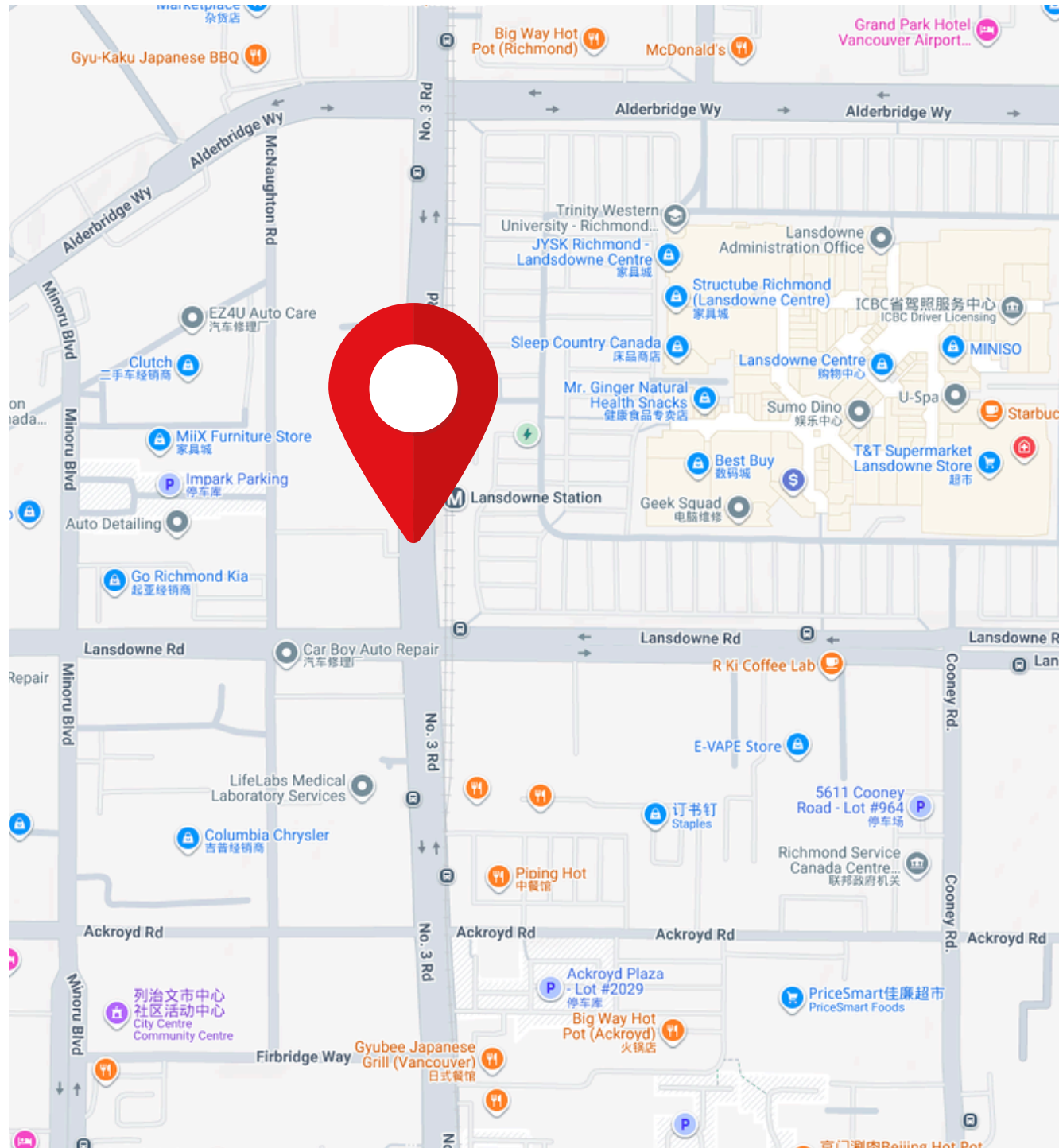
Property Information

Address	810 5599 NO 3 ROAD
Location	Richmond
Transac. Type	Lease
Building Year	2025
Zoning	ZMU38

Lease Information

Subject Space	1208 sqft
Basic Rent p.a./SF	\$40.00
Est. Add'l Rent / SF	\$16
Basic Rent	\$4,026.67+GST
Gross Rent	\$5919.2 (Include GST+ Propoty Tax+Management Fee)
Lease Term	3+3 New lease available

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Showing by appointment only. Please do not disturb staff.

Prime Corner Retail Unit for Lease at Offices at Luxe!

Exceptional opportunity to lease a 1,208 sq.ft. corner retail unit in the brand-new Offices at Luxe development. Strategically located at the high-profile intersection of Lansdowne and No. 3 Road, this master-planned project offers unmatched visibility and accessibility in Richmond's City Centre. Steps from Lansdowne Canada Line SkyTrain Station, Lansdowne Centre Mall, and minutes to YVR Airport.

The unit features large windows providing abundant natural light, high ceilings, and a modern, flexible layout, perfect for retail, café, boutique, or service-oriented businesses.

HVAC and plumbing are roughed-in, ready for your custom fit-out. Join other professional and retail tenants in this prestigious new development, with underground parking available for customers and staff.

Don't miss this prime opportunity to establish your business in one of Richmond's most desirable retail locations!

Contact the listing agent today to schedule a private viewing.

20.38 High Density Mixed Use (ZMU38) – Lansdowne Village (City Centre)

[Bylaw 9860, Dec 7/20]

20.38.1 Purpose

The **zone** provides for a broad range of **commercial, office, service, institutional, entertainment and residential uses** typical of the **City Centre**. Additional **density** is provided to achieve **City** objectives related to the **development of affordable housing units, office uses and community amenity space**.

20.38.2 Permitted Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal

20.38.2 Permitted Uses con't

- studio
- veterinary service

20.38.3 Secondary Uses

- boarding and lodging
- home business
- home-based business

20.38.4 Additional Uses

- district energy utility

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



AI VISUALIZATION

Property Photos



Property Photos



Property Photos



Property Photos





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