



**FOR  
LEASE**

8100 Granville Ave  
Richmond, BC

 Poly Culture North America  
保利文化北美





### **IDEAL LOCATION IN THE HEART OF RICHMOND**

Richmond Place is a Class “A” Office building located in the heart of Richmond on Granville Avenue just off No. 3 Road. This building is strategically located in the City Centre of Richmond and is conveniently located close to Richmond Municipal Hall, Richmond Centre Mall and Richmond Brighthouse Skytrain Station.

This professionally managed building was built in 1987 and has seen regular updating to the common areas and facilities. Many offices have unobstructed view and outdoor patio spaces. The atrium like lobby features modern seating and oversized indoor plants creating a professional space to make a positive impression on clients and visitors.

AVAILABLE SPACE

Suite	Area	Type	Availability
750	4,281 SF	Office	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2024 est.)

\$18.59 / SF

PARKING RATE

Hourly visitor parking

\$100 /mo + applicable taxes reserved parking

196 Reserve - 30 visitor

Ratio - 1:800SF

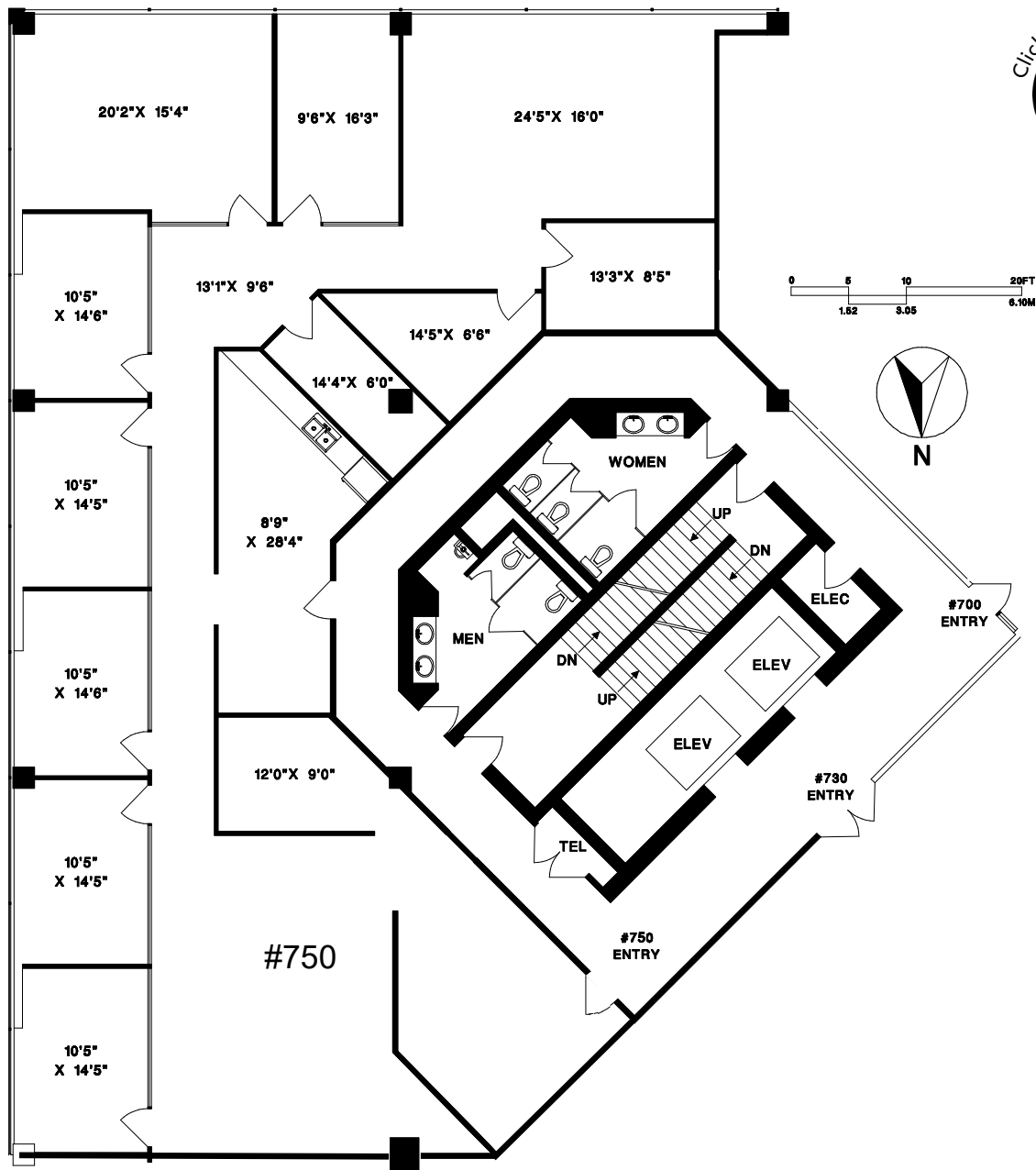


# #750 - 8100 Granville Ave., Richmond

## BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 4,281 sf | Available Immediately

Well lit space with expansive views of Richmond and Mt. Baker. Includes kitchen and server room.



**SANJAY SUDRA**

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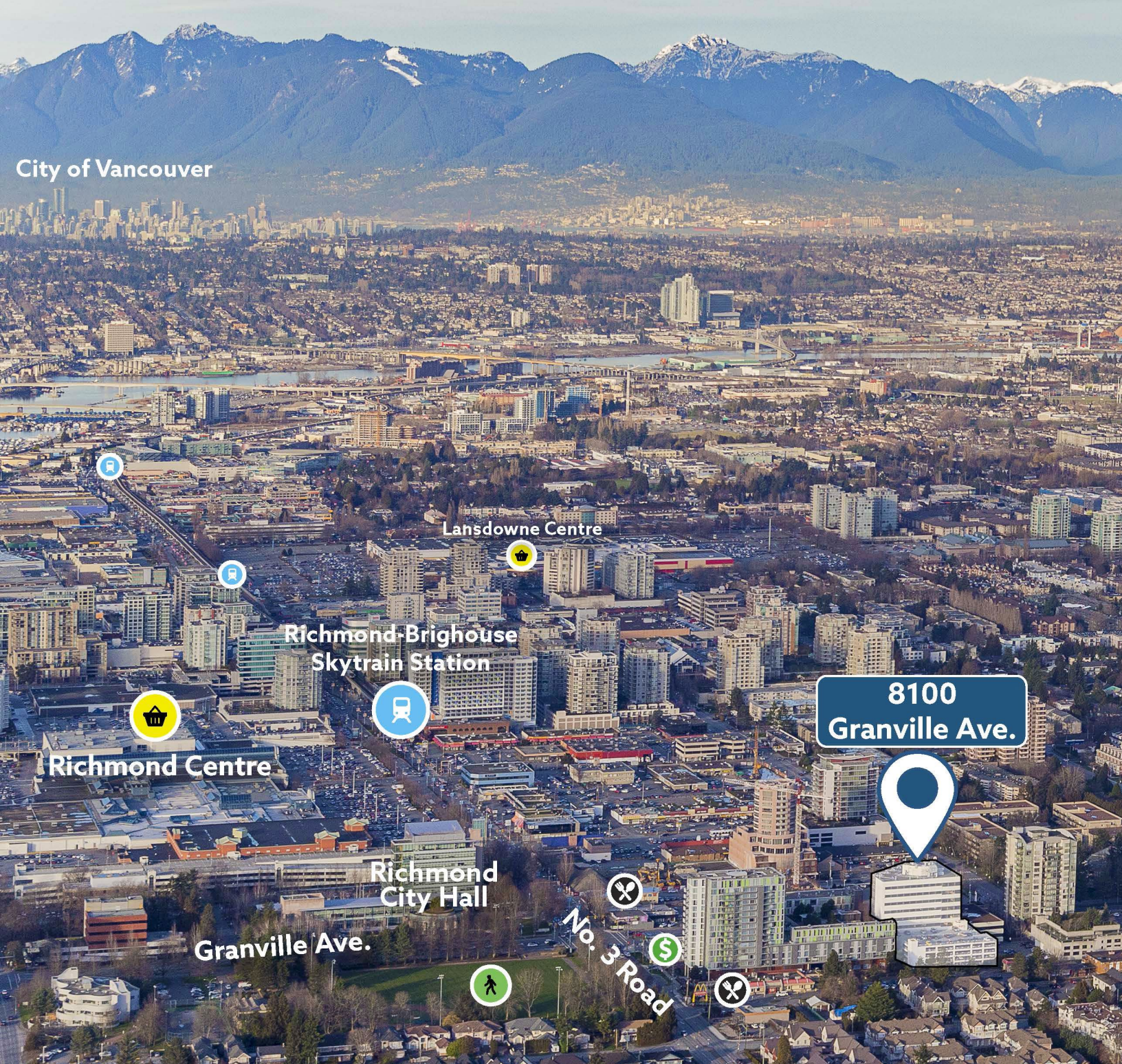
300 - 1030 West Georgia St., Vancouver, BC V6E 2Y3

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**wpm**

**WARRINGTON PCI  
MANAGEMENT**





## LOCATION AMENITIES

- Walking distance to Richmond-Brighouse Station
- Quick access to Richmond Centre
- Located near the intersection of Granville Ave. and No.3 Rd.
- Quick access to No. 2 Rd. with direct route to the City of Vancouver
- Ample restaurants and amenities nearby
- Plenty of green space and natural growth in the area.
- Close to Richmond City Hall
- Minutes away from Minoru Centre for Active Living and multiple sports fields



## BUILDING AMENITIES

The total building area comprises 95,572sf of office space over 9-floors. Many offices have unobstructed view and outdoor patio spaces. The building features a large multi-level parkade and includes public parking for customers and visitors. Amenities include showers, bike lock up areas, and a new fitness facility.

- Close proximity to skytrain
- Bike storage and rentable tenant lockers
- Built in 1987 with recent renovations
- Fitness facility and shower room
- Pylon signage
- 226 parking stalls (196 reserved and 30 unreserved)



Underground  
Parking



Fibre connections



Fitness Facility



On-Site  
Security



Walk Score

90



Bike Score

71



Transit Score

80



WARRINGTON PCI  
MANAGEMENT

# LEASING ENQUIRIES

**Sanjay Sudra**

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*Visit [our website](#) for more information  
and leasing opportunities*



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