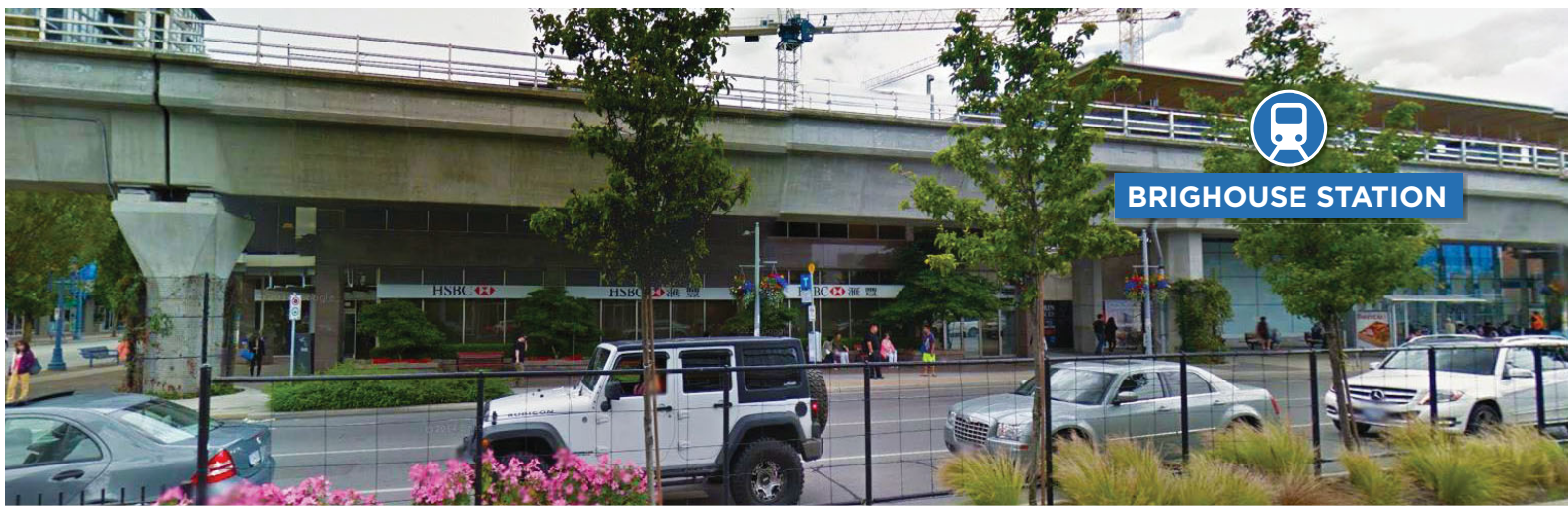




FOR LEASE / RETAIL & OFFICE UNITS
8010 SABA ROAD
RICHMOND, BC



Frances Wu
Senior Associate
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FOR LEASE / RETAIL & OFFICE UNITS

8010 SABA ROAD RICHMOND, BC

THE OPPORTUNITY

Two smaller, on-transit retail and office units available for lease in Richmond city centre close to major bus loop and Brighthouse station of the Canada Line. The building is located at the corner of Saba Road and No. 3 Road and offers unparalleled accessibility via transit or car. The building's prime city centre location means excellent amenities nearby including a plethora of restaurants, coffee shops, major banks, walking distance to the Minoru community centre and flagship shopping centres. Tenants will be close to Richmond City Hall, the Law Courts and the Richmond Hospital.

FEATURES

- Well-managed concrete building
- Highly accessible city centre location beside Brighthouse Skytrain station and bus loop
- Excellent amenities within walking distance
- Easy access to Richmond City Hall, the Law Courts, Richmond Hospital and Worksafe BC

AVAILABLE AREAS

Unit 130 & 135 – 2,832 sf

- Ground floor retail unit
- Corner unit
- Venting is a possibility
- * *Unit can be demised to two units but it is the Landlord's preference to lease as one unit*

Suite 210 – 925 sf

- Bright unit with new flooring, new paint and new window coverings
- Fully built-out with one office, storage area and open area
- Signage on top portion of the windows may be considered

Suite 235 – 525 sf

- Bright corner unit with hardwood flooring, new paint and new window coverings
- Fully built-out with one office, storage area and open area
- Signage on top portion of the windows may be considered

PARKING

1 parking stall with each office unit
4 parking stalls shared between retail units
7 visitor parking stalls

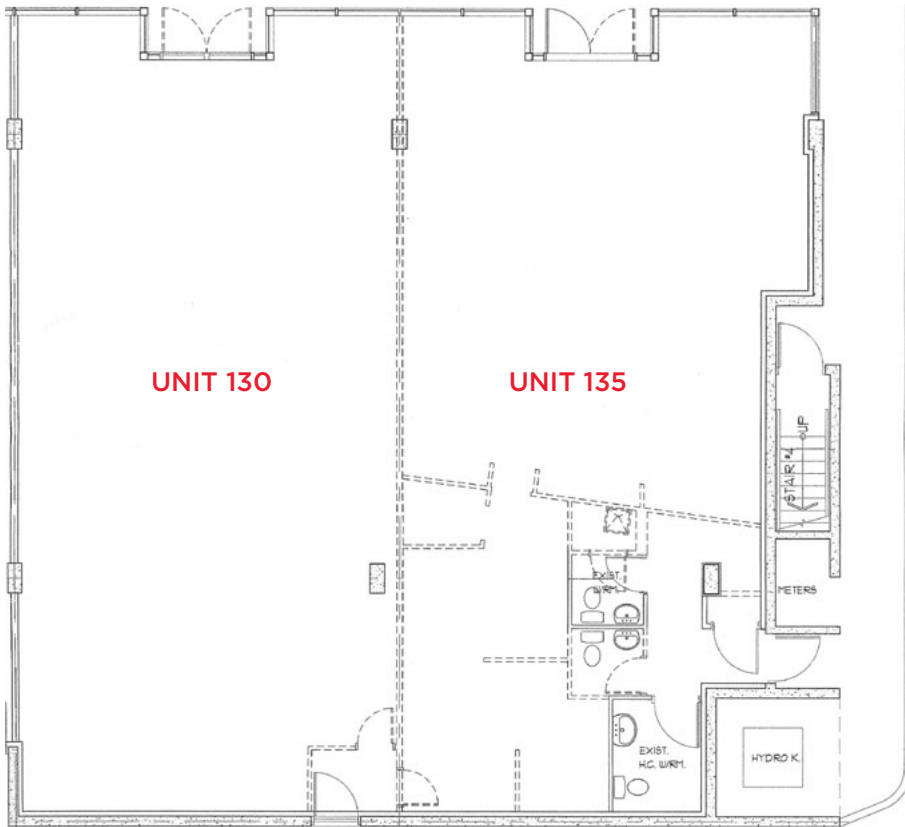
BASIC RENT

Contact listing agent

ADDITIONAL RENT

\$17.96 (2023 Est.) +
Administration Fee of 5% of Gross Rent

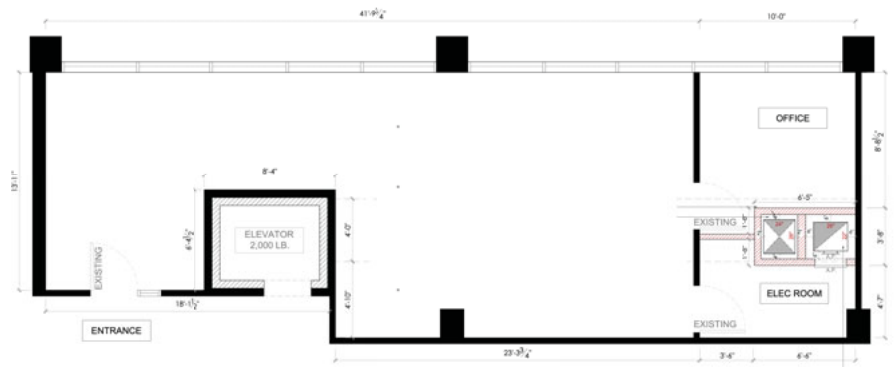




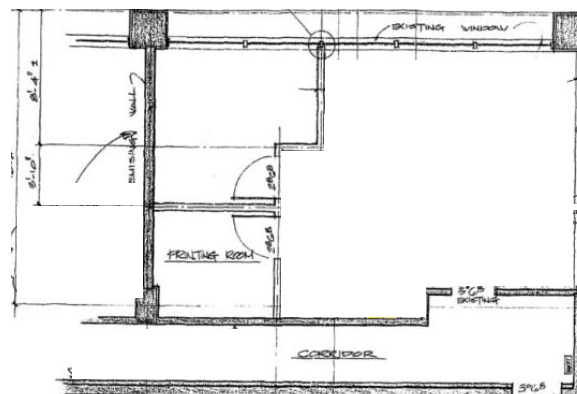
RETAIL UNITS

OFFICE UNITS

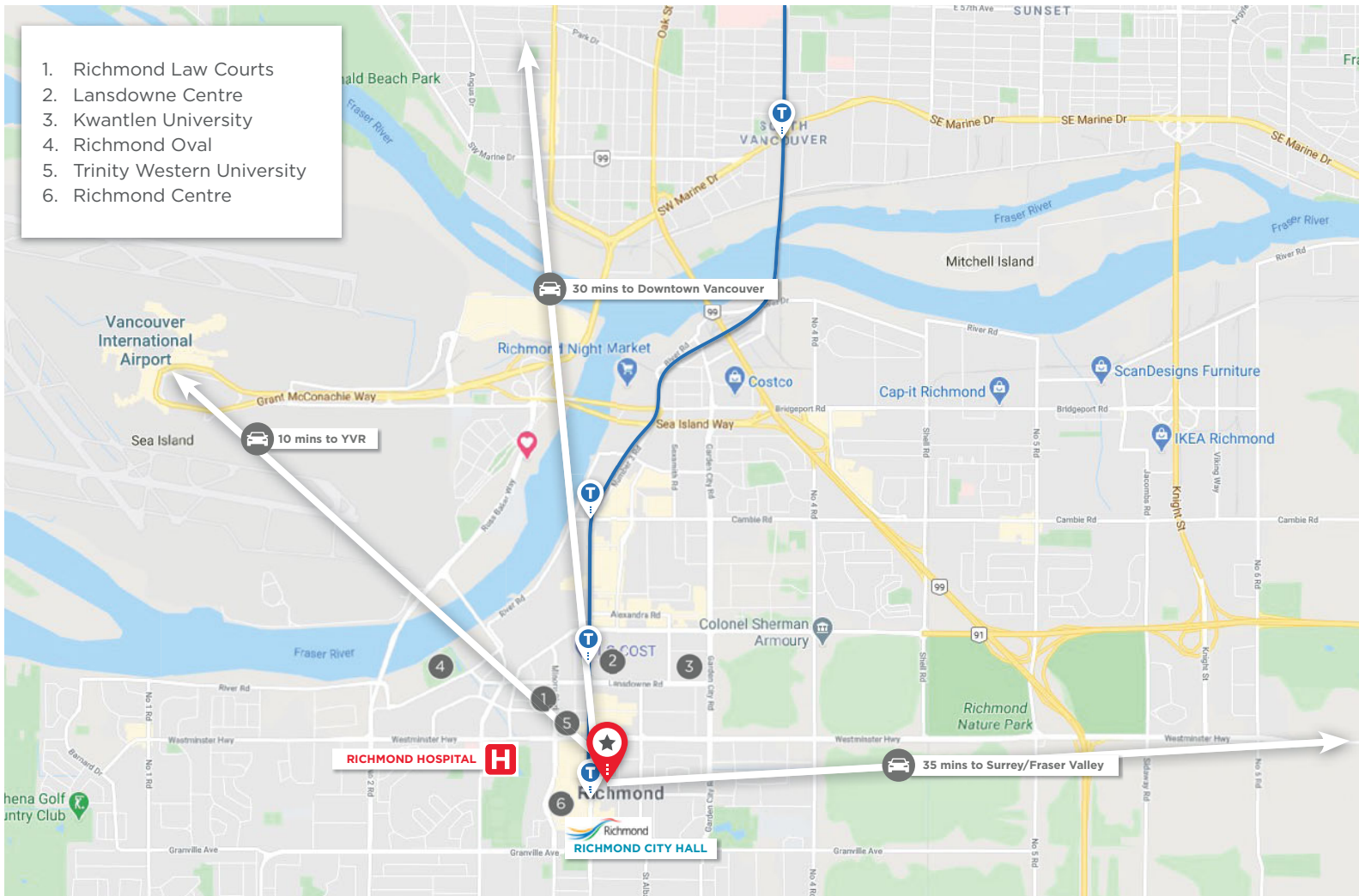
SUITE 210



SUITE 235



1. Richmond Law Courts
2. Lansdowne Centre
3. Kwantlen University
4. Richmond Oval
5. Trinity Western University
6. Richmond Centre



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