

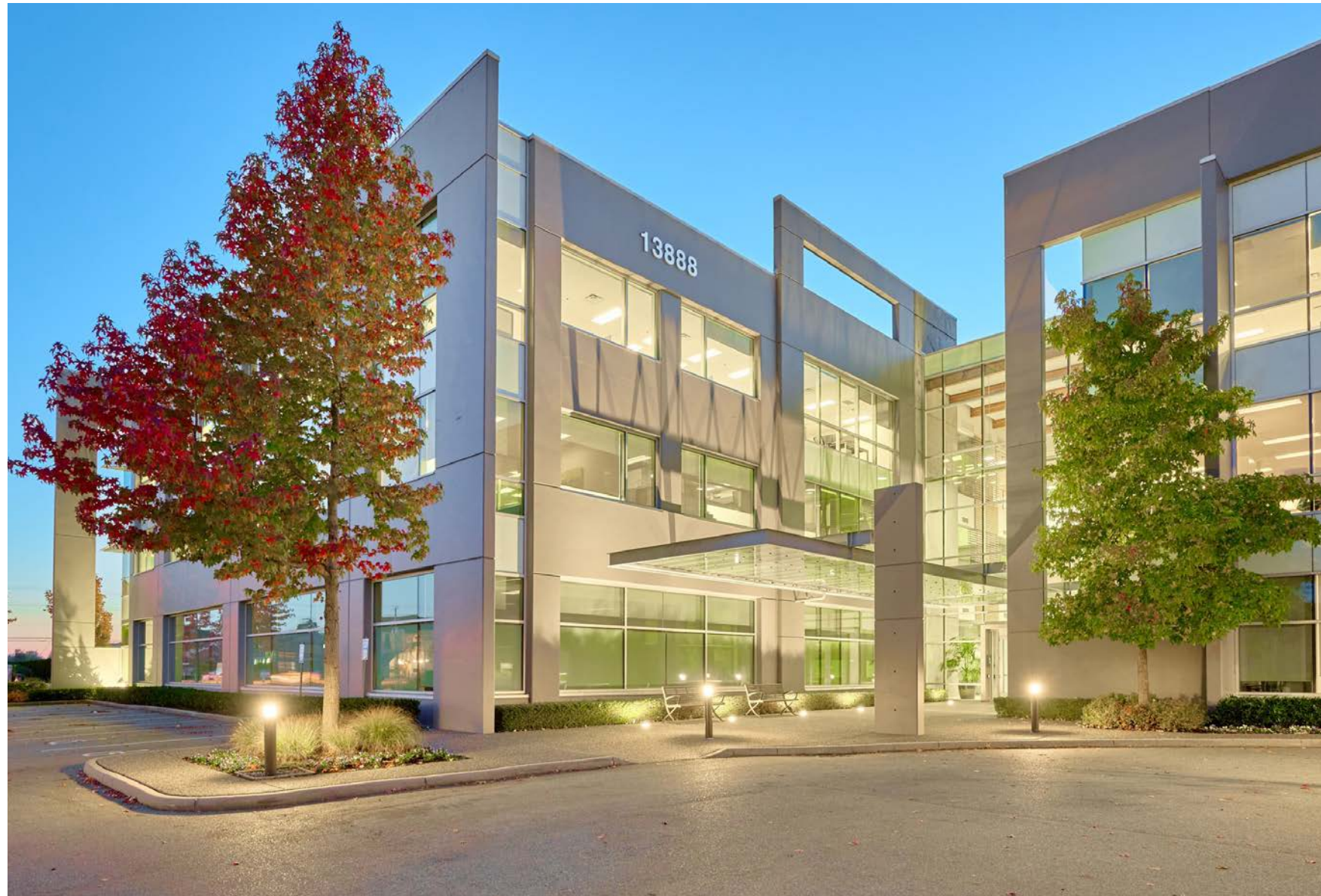
AAA Class Office Space | For Lease

**CBRE**



# 13888 Wireless Way

Richmond, BC



# Contemporary and Modern

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## The Opportunity

13888 Wireless Way is a modern AAA class office building in the heart of the Crestwood area of Richmond.




The building features architectural concrete accent feature walls, abundant glazing and high ceilings, all providing a modern and bright work environment.

## Property Details

Asking Lease Rate	Please contact agent
Additional Rent	Estimated to be \$11.95 per SF per annum (2024)
Parking	2.7 stalls per 1,000 SF leased @ \$35.00 per stall, per month plus applicable taxes

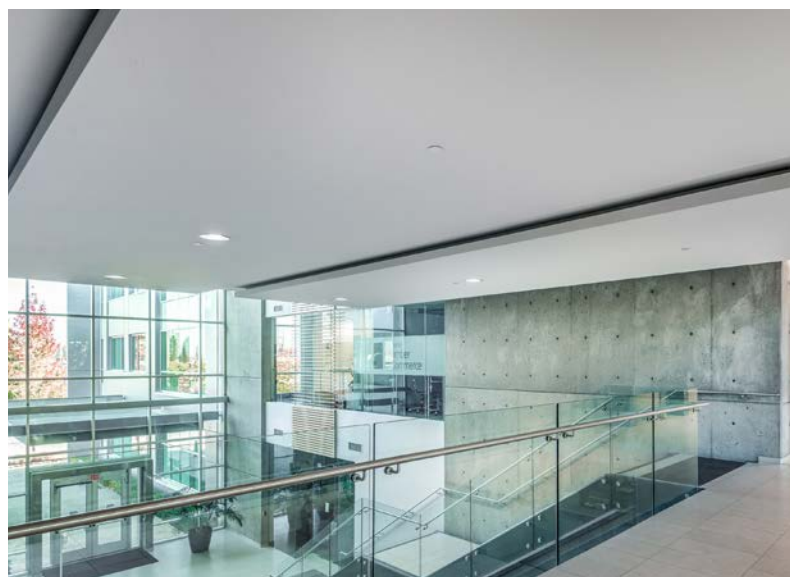


## Availabilities

 SUITE	 SIZE	 AVAILABILITY
110	4,430 SF	Immediate
128	2,265 SF	Q1 2024
208	2,930 SF	Immediate
300/301	15,878 - 41,500 SF	Q4 2024

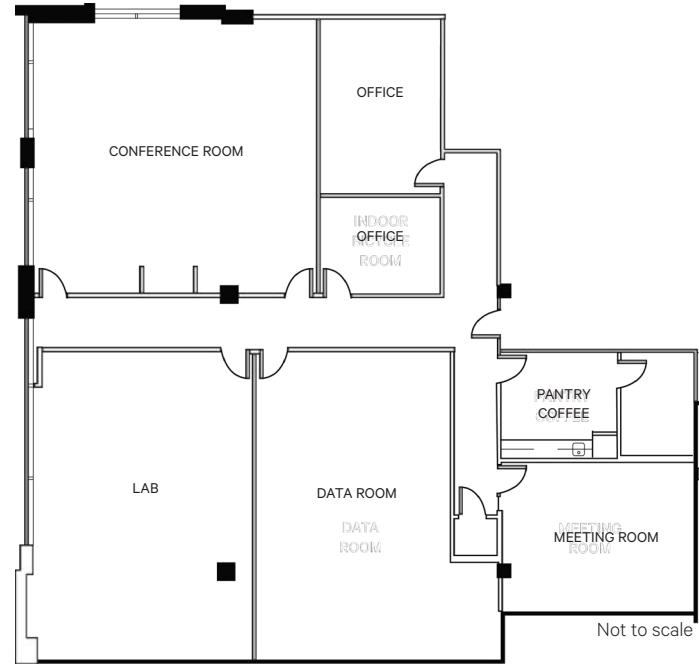
## Building Features

- + Indoor Bike Storage
- + Fitness Centre
- + Mens and womens showers with day lockers
- + Ample on-site surface parking available
- + Eight EV charging stations on site
- + Easy access to Vancouver International Airport and the US-Canada border
- + Energy efficient building design, BOMA Silver certified
- + Large 2-storey glass atrium in buildings lobby
- + Touchless entry doors
- + Roof solar panels

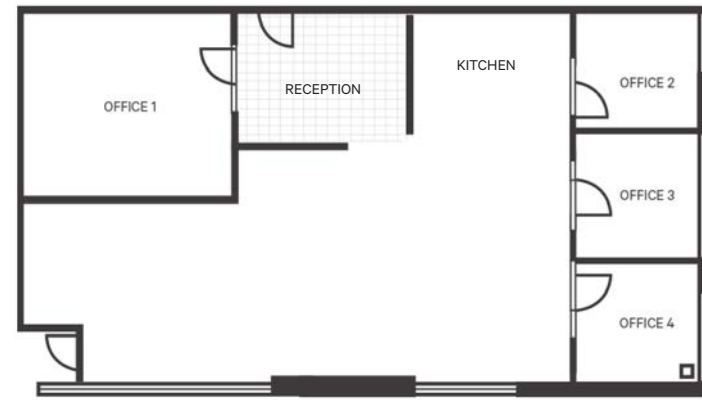


13888 Wireless Way  
Richmond, BC

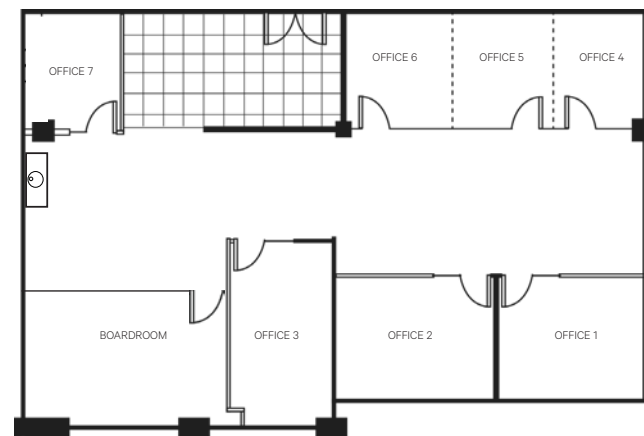
# Floorplans



SUITE 110 - 4,430 SF



SUITE 128 - 2,265 SF



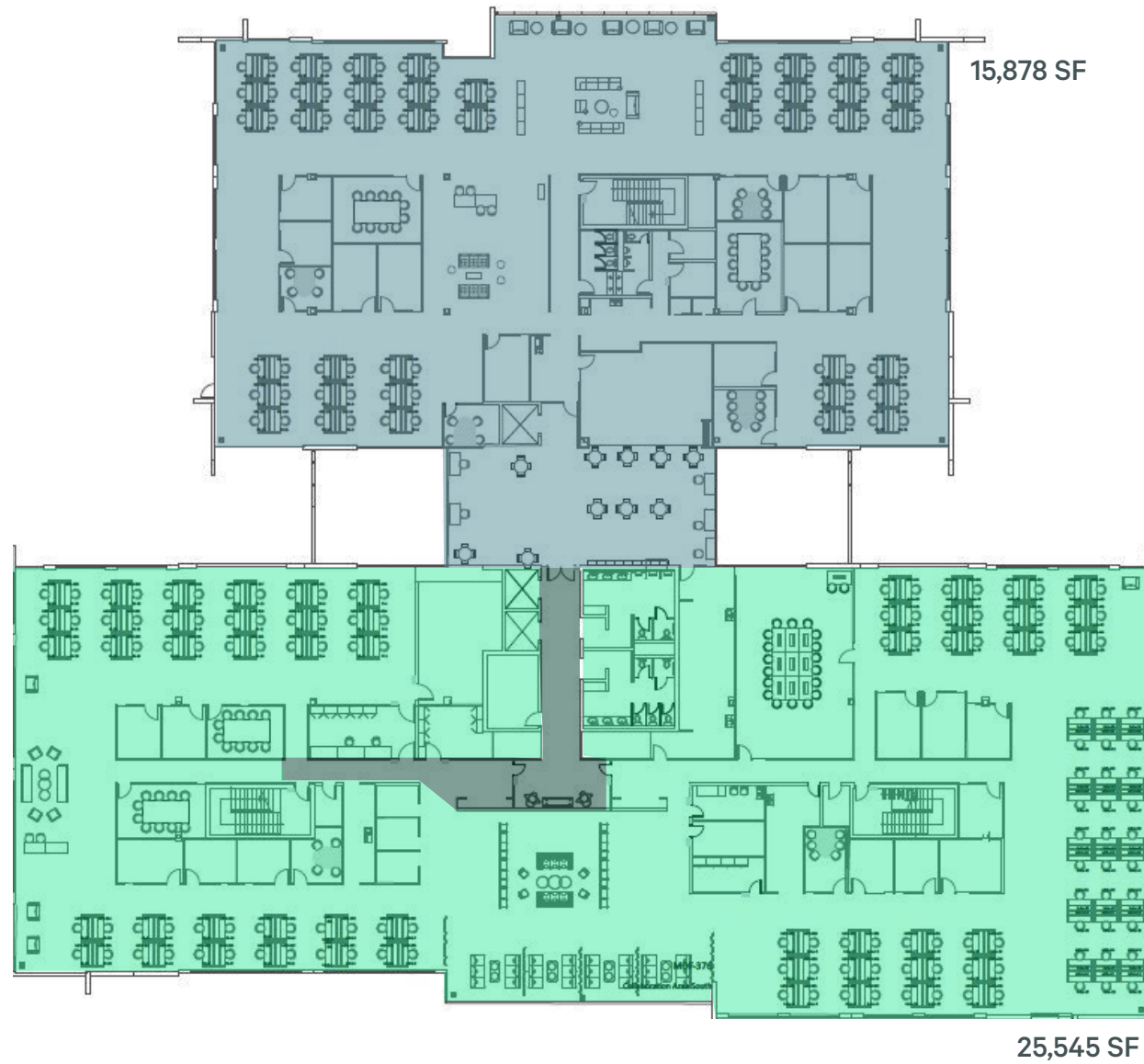
SUITE 208 - 2,930 SF



13888 Wireless Way  
Richmond, BC

# Third Floor

AVAILABLE Q4 2024



Not to scale

AVAILABLE SIZE

## 15,878 SF - 41,500 SF

FULLY FURNISHED SPACE

FURTHER DEMISING OPTIONS AVAILABLE - CONTACT BROKER

AAA Class Office Space For Lease



# Location

Located near the high-profile intersection of Westminster Highway and Knight Street in Richmond, 13888 Wireless Way offers exceptional highway exposure with access to Highway 99, the East-West Connector, and Knight Street, allowing easy access for commuters.

The Property is also strategically positioned just 25 minutes from Downtown Vancouver, 15 minutes from the Vancouver International Airport, 5 minutes to Richmond Town Centre, and 25 minutes from the U.S. border. Close to parks, golf courses and variety of businesses.





## Contact

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