

FOR LEASE | INDUSTRIAL OFFICE  
11300 RIVER ROAD  
RICHMOND, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Second Floor Office Available**
- ▶ **North Richmond Location**

**Arash Rezai**

*Personal Real Estate Corporation*

D 604.630.3406 C 604.356.2356

arash.rezai@lee-associates.com

**Don Mussenden**

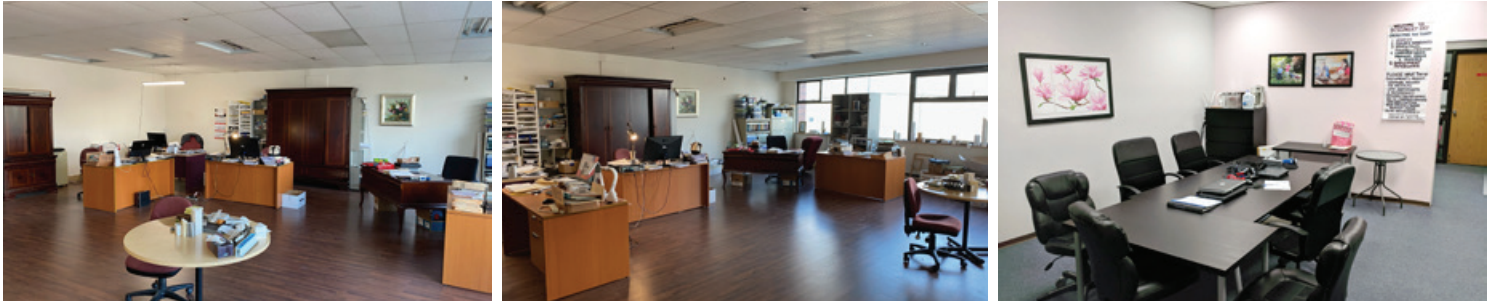
*Personal Real Estate Corporation*

D 604.630.3373 C 604.724.0700

don.mussenden@lee-associates.com



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**Location**

The subject property is located at the southwest corner of River Road and Simpson Road in North Richmond's Industrial area. The site offers great access to Highway 99, Highway 91, and Knight and Oak Street Bridges.

**Zoning**

IB-1

**Asking Lease Rate**

\$12.00 PSF

**Available Areas**

Unit	Size	Availability	Description
210	1,240 SF	June 1, 2023	3 offices/boardroom/kitchen/full bathroom (including shower)
230	1,120 SF	July 1, 2023	Air-conditioned offices, tilt-up construction, open floor plan

**Additional Rent**

\$5.00 PSF  
(2023 estimate)



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