



#220 & #240 - 3600 Viking Way, Richmond BC

Office Space **for** lease

JOHN WASLEN

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LOCATION

Ideally located along Viking Way in the Crestwood Industrial area of North Richmond near both Bridgeport Road and the Knight Street Bridge. The building's central location offers quick and easy access to the municipalities of Vancouver and Burnaby to the north via Knight Street, or Delta, the Fraser Valley, and the US/Canada border to the south and east via Highways 91 and 99.

BUILDING FEATURES

- Concrete tilt-up facility constructed in 1972
- Childcare facility in the building
- Impeccably maintained landscaping
- Bus transit stop located a short walk from the building

SUITE FEATURES

- Built out office space
- Fully air-conditioned
- Multiple offices
- Boardroom
- Lunchroom and kitchen
- Elevator Access
- Ample parking available with no additional charge

ZONING

IB-1 (Industrial Business Park) Permits a wide variety of industrial uses including most manufacturing, warehousing, wholesaling, distribution, assembly, high-tech and 100% office uses.



Suite 240 - Open Area



Suite 240 - Boardroom



Suite 240 - Open Area

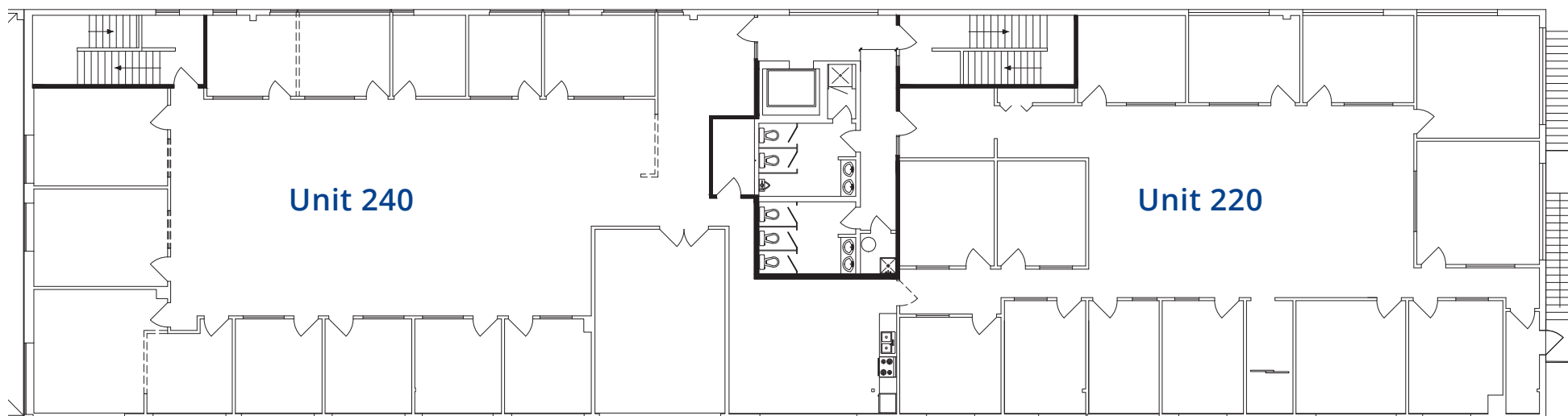


Suite 240 - Kitchen



Suite 220 - Open Area

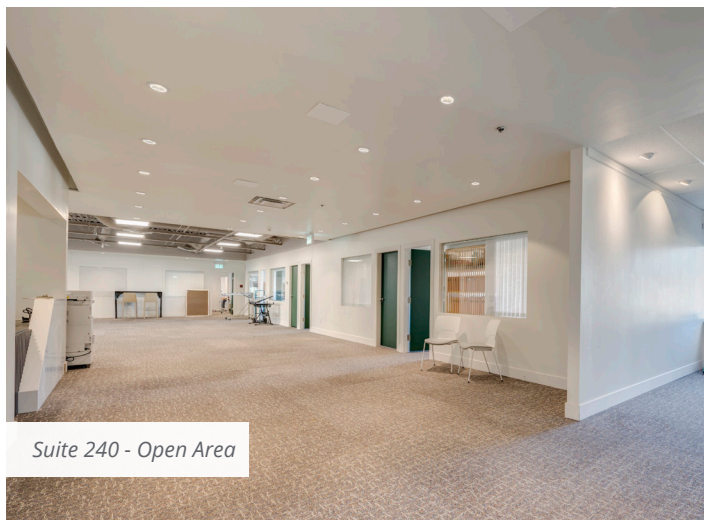
UNIT	Unit 220 & 240 - 3600 Viking Way, Richmond
TOTAL AREA	Unit 220: 4,029 Unit 240: 4,831 SF Total: 8,860 SF
NET LEASE RATE	\$14.00 PSF
ADDITIONAL RENT (2024 ESTIMATE)	\$6.59 PSF
AVAILABILITY	Unit 220: Immediate Unit 240: Feb 1, 2025



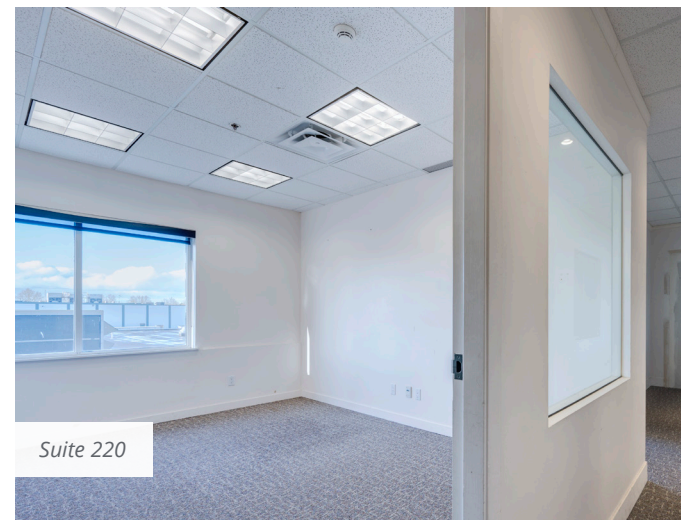
*All areas are approximate and to be verified by the Tenant
 ** Units 240 and 220 can be combined into a single unit, totaling 8,860 SF



Property Exterior



Suite 240 - Open Area



Suite 220



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