

# FOR LEASE

## OFFICE

**#245 & #250 - 21900 WESTMINSTER HIGHWAY, RICHMOND, BC**



**LOCATION:**

The subject premise is strategically located in the centre of East Richmond providing excellent exposure to Westminster Highway and Highway 91 (the East West Connector). Within minutes of the Alex Fraser, Queensborough and Knight Street Bridges, and the newly constructed South Fraser Perimeter Road, this location provides excellent access to Vancouver, Burnaby, Richmond, Coquitlam, New Westminster, North Delta, Vancouver International Airport and the United States border. Convenient public transit access is also now available.

**ZONING:**

I-B1

**AREA:**

3,602 SQ. FT.

**FEATURES:**

- Highway exposure
- Excellent glazing with mountain views
- Fully air-conditioned
- T bar ceiling with fluorescent lighting
- Open work area
- Four (4) private offices
- Boardroom
- Reception area
- Lunchroom
- Four (4) private washrooms

**PARKING:**

Twelve (12) parking stalls free of charge plus extra common area stalls available

**LEASE RATE:**

\$19.00 per sq. ft. plus GST (or) \$5,703.17 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:**

\$8.64\* per sq. ft. plus GST (or) \$2,593.44\* per month plus GST  
*\*Excluding heat and light*

**AVAILABLE:**

Immediately

**For Further Information, Please Contact:**

**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**

*\*Personal Real Estate Corporation*

**Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307**

**E-Mail: [braden@davieshall.ca](mailto:braden@davieshall.ca) \* [steve@davieshall.ca](mailto:steve@davieshall.ca) \* [peter@davieshall.ca](mailto:peter@davieshall.ca)**

**Website: [www.davieshall.ca](http://www.davieshall.ca)**



