

FOR LEASE

5751

**CEDARBRIDGE
WAY**

Up to 6,460 SF of office space in
Richmond City Centre



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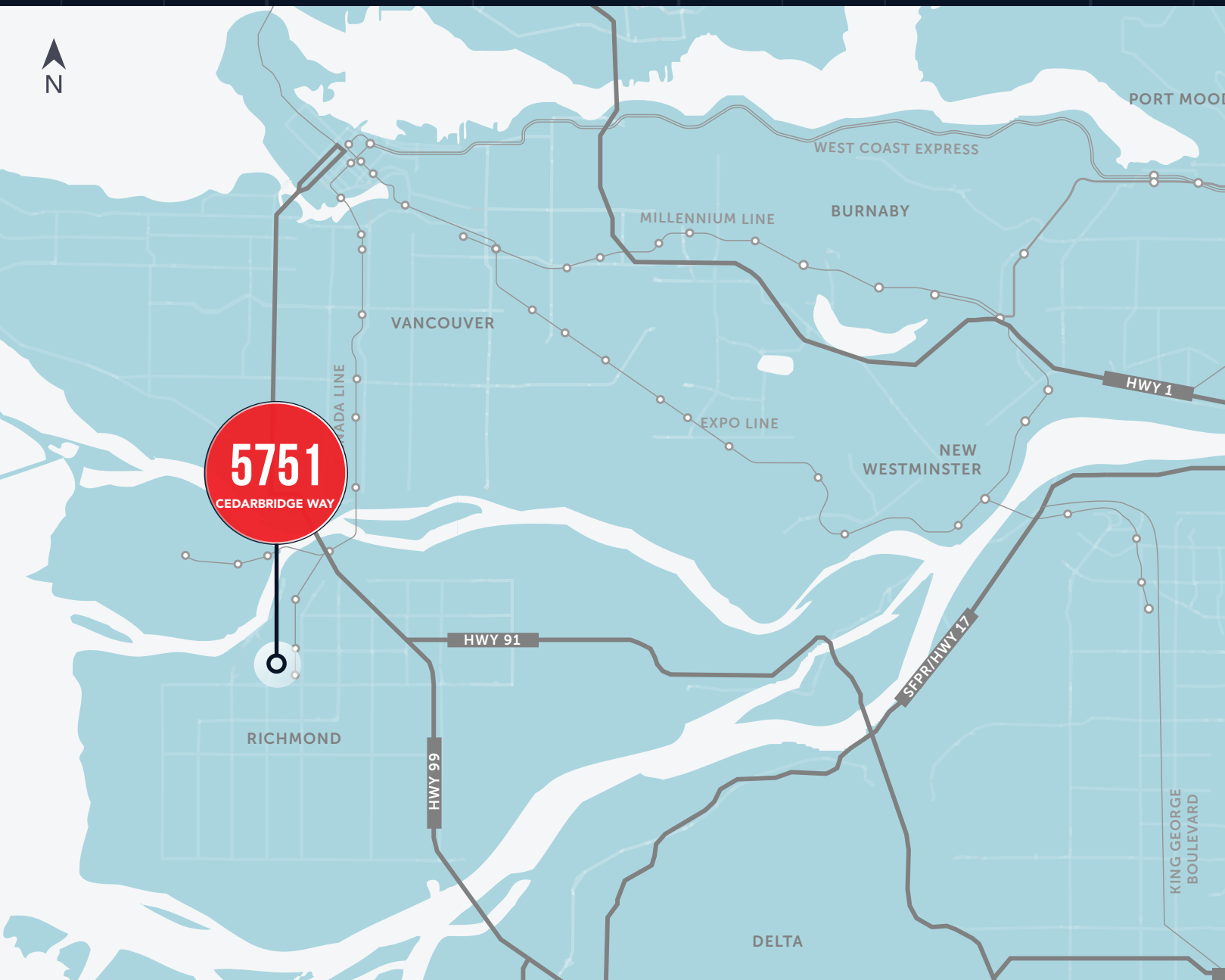
LOCATION

The subject property is situated at 5751 Cedarbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.

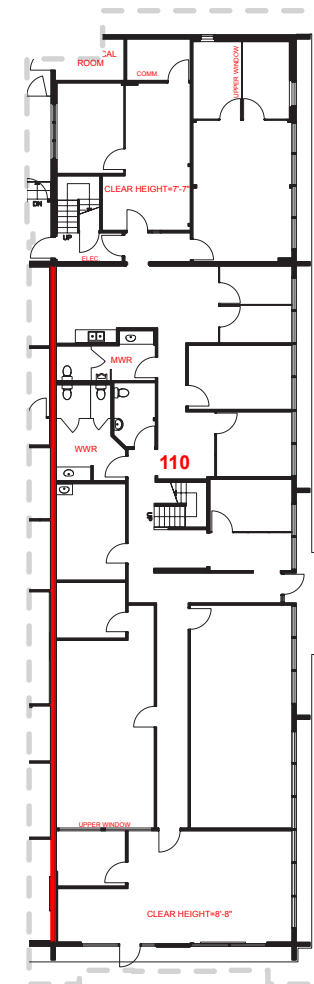
 **ASKING LEASE RATE**
Contact listing agents

 **ADDITIONAL RENT**
\$11.36 psf/pa
(plus management fee equal to 5% of Base Rent)

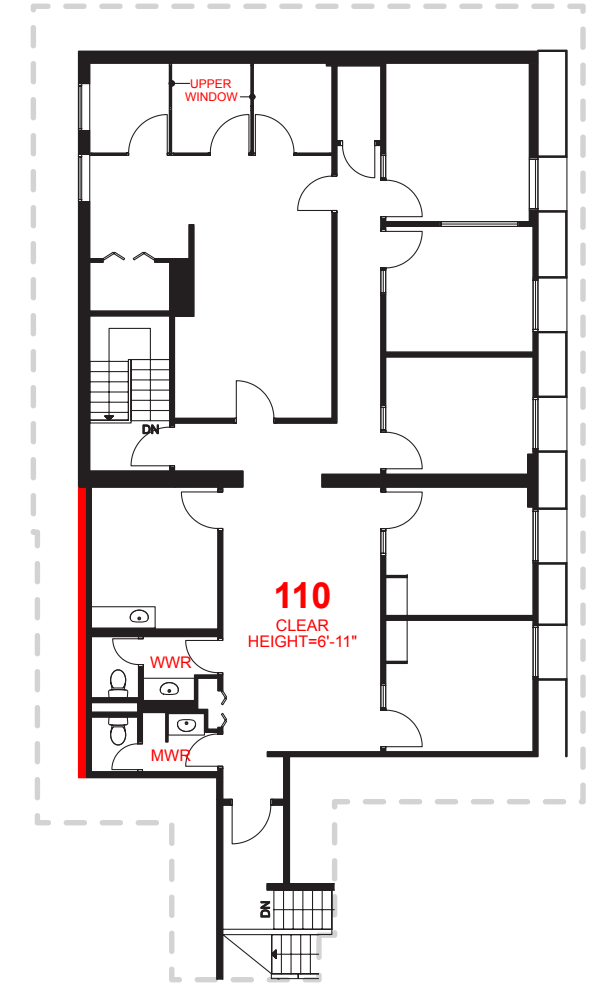
 **ZONING**
IR-1



GROUND FLOOR



MEZZANINE FLOOR



FEATURES

- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ Two points of all-directional access and egress from Alderbridge Way
- ▶ Direct exposure along Alderbridge Way and proximity to No. 3 Road
- ▶ Ample surface parking
- ▶ Improved with various sized offices and meeting rooms, a server room, and a reception
- ▶ Internal washrooms and a kitchen on both floors
- ▶ Street level entrance

AVAILABLE AREA

| | |
|-------------------|-----------------|
| Ground Floor Area | 4,649 SF |
| Mezzanine Area | 2,053 SF |
| TOTAL | 6,702 SF |

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RICHMOND, British Columbia



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