FOR LEASE | INDUSTRIAL OFFICE 11300 RIVER ROAD RICHMOND, BC

COMMERCIAL REAL ESTATE SERVICES

## - Second Floor Office Available

- North Richmond Location


## Arash Rezai

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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.

## Available Areas

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

## Zoning

IB-1

## Asking Lease Rate

\$12.00 PSF

## Additional Rent

\$5.00 PSF
(2023 estimate)


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