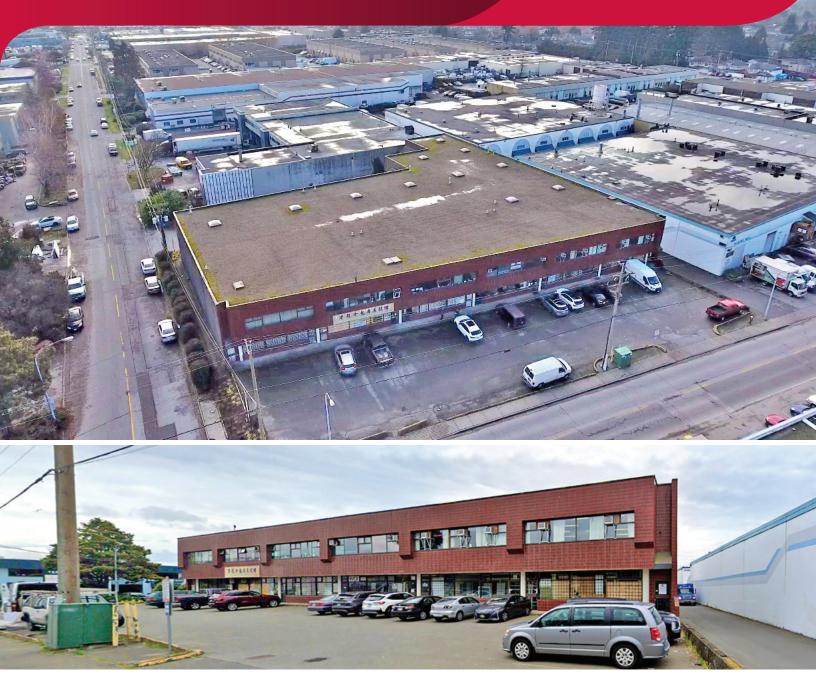
## FOR LEASE | INDUSTRIAL OFFICE **11300 RIVER ROAD** RICHMOND, BC





- Second Floor Office Available
- North Richmond Location

Arash Rezai

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#### Don Mussenden

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# FOR LEASE | INDUSTRIAL OFFICE **11300 RIVER ROAD** RICHMOND, BC





#### 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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