



## For Lease

# Jacombs Business Centre

3771 Jacombs Road, Richmond, British Columbia

<b>Unit 160</b>	<b>Size:</b> 3,003 SF <b>Available:</b> July 1st, 2024
<b>Unit 520</b>	<b>Size:</b> 2,924 SF <b>Available:</b> May 15th, 2024
<b>Unit 320</b>	<b>Size:</b> 3,003 SF <b>Available:</b> Immediately
<b>Leased</b> <b>Unit 515</b>	<b>Size:</b> 2,927 SF <b>Available:</b> November 1st, 2023
<b>Leased</b> <b>Unit 330</b>	<b>Size:</b> 3,003 SF <b>Available:</b> December 1st, 2023

<b>Basic Lease Rate</b>	\$22.95 PSF
<b>Additional Rent</b>	\$6.46 + 5% management fee
<b>Zoning</b>	IB1 (Industrial Business Park)

### Casey Bell\*

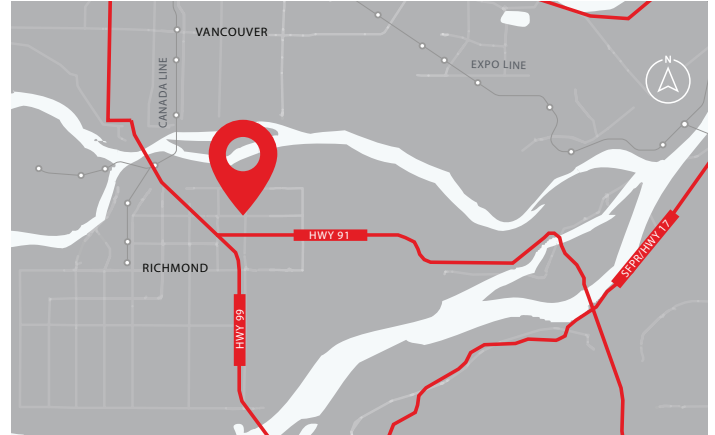
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## Building

Industrial/office unit with dock loading in Jacombs Business Centre, a modern flex industrial-office facility constructed of tilt-up concrete and steel-engineered structure.

## Location Highlights

Jacombs Business Centre is centrally located within the heart of Richmond's Crestwood area, and provides companies with immediate access to public transit and major transportation routes such as Knight Street, Highway 91, Highway 99 and Oak Street. The subject property is located across the street from IKEA, providing exposure to many passersby.

## Building Features

- \* Concrete Tilt Up Construction
- \* Finished Offices
- \* Gas Fired Unit Heaters
- \* HVAC
- \* Sprinklered
- \* One (1) Dock Loading
- \* Warehouse Ceiling Height: 22'

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