

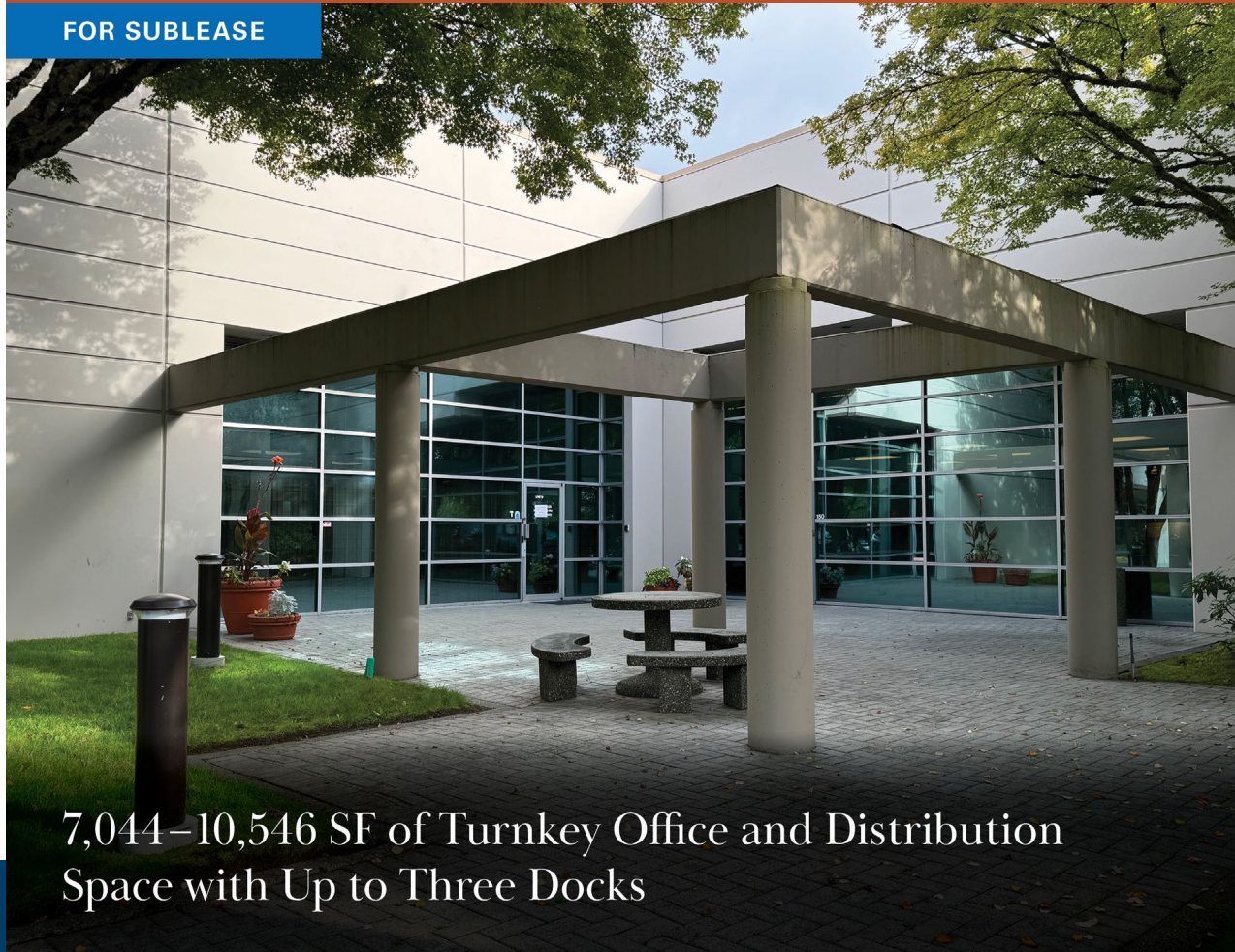
NEWMARK

Units 160 & 170 – 13160 Vanier Place

RICHMOND, BC

REDUCED SUBLEASE RATE

FOR SUBLEASE



7,044–10,546 SF of Turnkey Office and Distribution Space with Up to Three Docks

A HIGH-CURB-APPEAL, PROFESSIONALLY
MANAGED BUSINESS PARK OFFERING THE IDEAL
BALANCE OF PRESENTATION AND PERFORMANCE.

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**Personal Real Estate Corporation*

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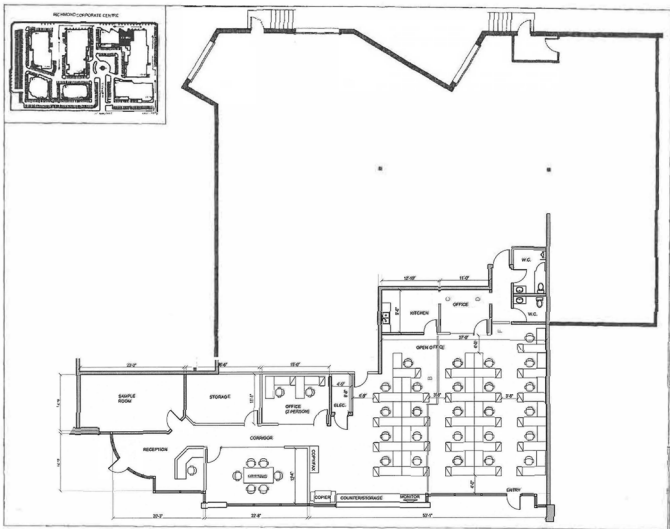
UNITS 160 & 170 – 13160 VANIER PLACE

Newmark presents an exceptional and rare sublease opportunity for office and industrial warehouse space ranging from 7,044 to 10,546 square feet.

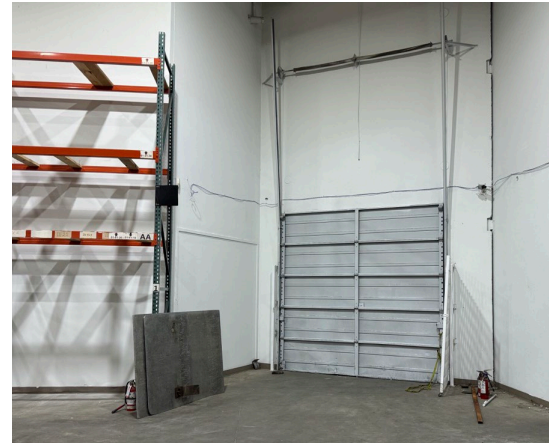
This versatile property is designed to accommodate a variety of business needs, offering both functional and modern amenities.

-  Ceiling height: 22' Clear
-  Recently repainted and new carpets
-  Racking included
-  Ample on-site parking
-  3 dock loading doors
-  A welcoming reception area, conference room, and 4 offices
-  225A 3-phase power
-  Male and female washrooms, kitchen and lunchroom

7,044 – 10,546 sf	IB-1 ZONING	\$20.95 sf/yr \$18.95 sf/yr	\$11.95 sf/yr (Est.)	Immediately AVAILABILITY DATE	April 30, 2030 SUBLEASE EXPIRY
AVAILABLE AREA		ASKING SUBLEASE RATE INTRODUCTORY RATE – YEAR 1	ADDITIONAL RENT		

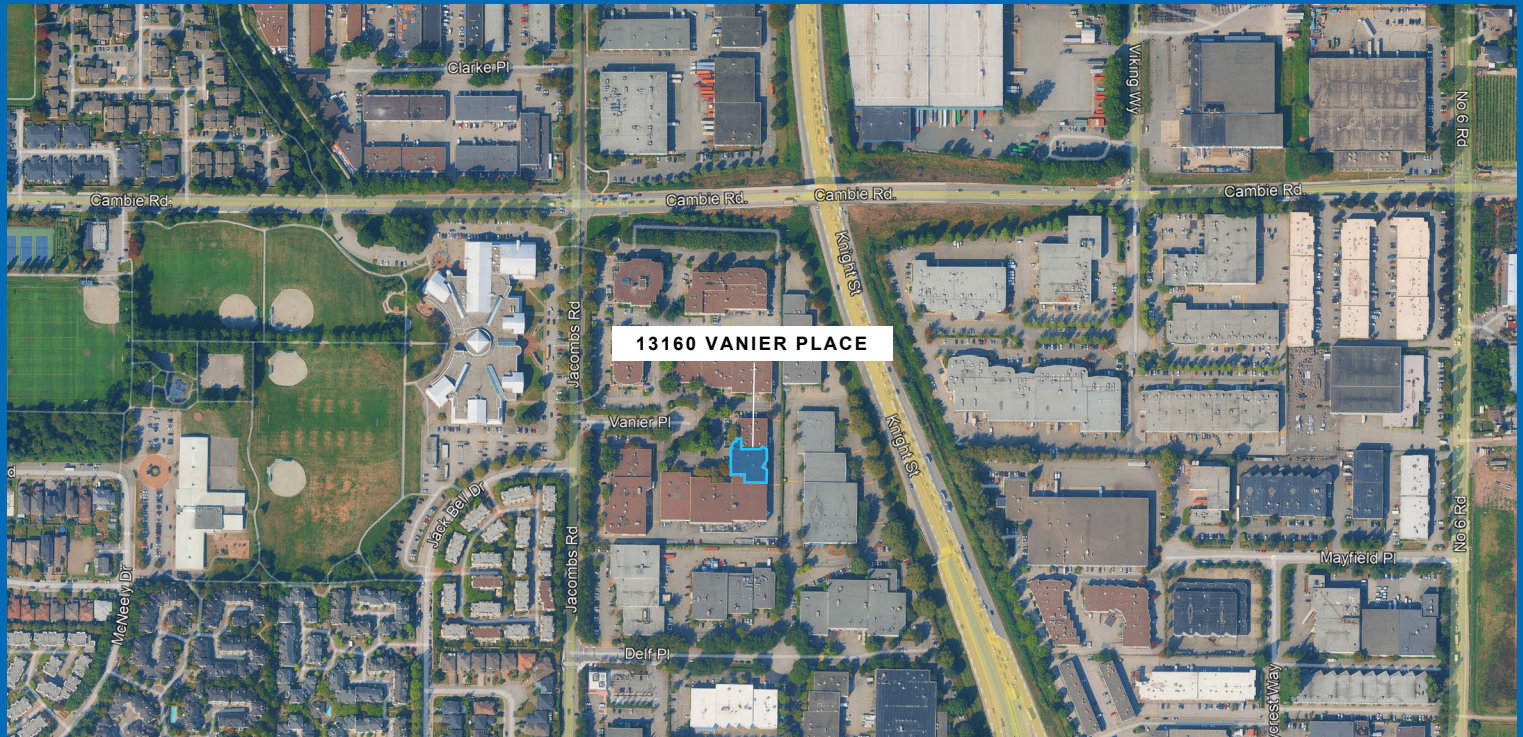


UNITS 160 & 170 - 13160 VANIER PLACE



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Richmond Corporate Centre is a premier Business Park located in Greater Vancouver, British Columbia at the intersection of Cambie Road and the Knight Street Expressway. The location advantages of the Park include close proximity to the Vancouver International Airport (12 mins.), easy access to downtown Vancouver (20 mins.), and main artery access to all areas of the Lower Mainland and the U.S. border (35 mins.). The Crestwood District in which the Park is situated, is home to numerous national, multinational and Fortune 500 companies



For more information:

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