



Each office independently owned and operated

RANDAL KUNG - RE/MAX COMMERCIAL

290-3631 No. 3 Road

remaxcrest.ca

Richmond, BC V6X 2B9

FOR SALE/LEASE

OFFICE BUILDING

5599 NO. 3 ROAD RICHMOND

RICHMOND, BC V6X 2C7



PRESENTED BY:

RANDAL KUNG

Commercial Real Estate Investment

Advisor

+1(604)245.1278

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PROPERTY DESCRIPTION

The Offices at Luxe offer Richmond's last true AAA office leasing opportunity, ideally located at No. 3 Road and Lansdowne Road — the centre of the New Downtown Richmond.

Steps from the Lansdowne SkyTrain Station and the upcoming Lansdowne Centre redevelopment, Luxe combines prestige, accessibility, and modern design.

Enjoy premium amenities including the Luxe Business Centre, Creative Lounge, and Open-Air Terrace, all within a thoughtfully designed tower by Musson Cattell Mackey Interiors.

PROPERTY HIGHLIGHTS

- Executive boardrooms & meeting facilities
- Flexible coworking and social areas
- Open-Air Terrace** with BBQ & lounge seating
- Bike rooms**, showers, and end-of-trip facilities

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	1,011 - 1,066 SF
Building Size:	100,000 SF



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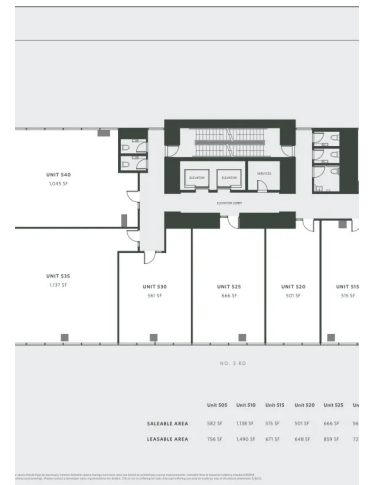
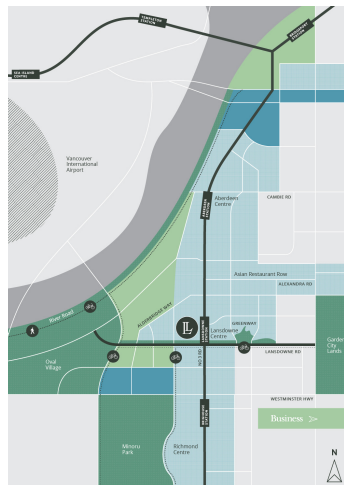
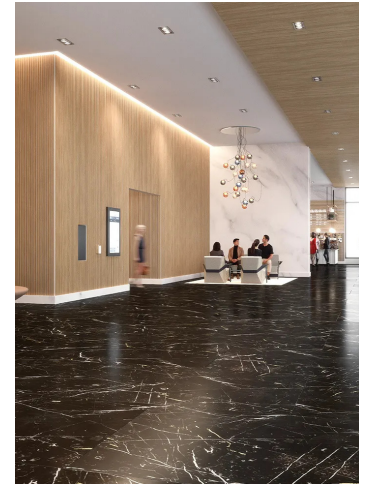
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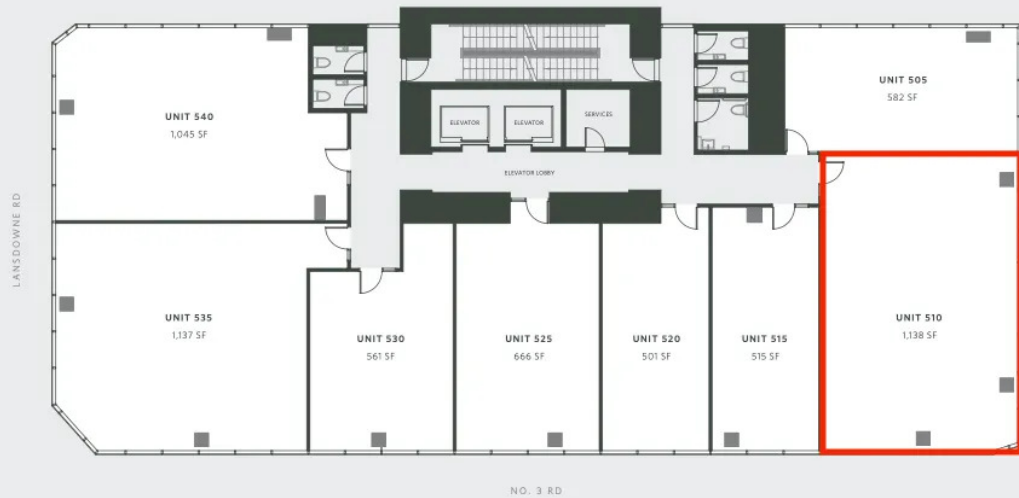
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Intention

12



Level 5

	Unit 505	Unit 510	Unit 515	Unit 520	Unit 525	Unit 530	Unit 535	Unit 540	Total
SALEABLE AREA	582 SF	1,138 SF	515 SF	501 SF	666 SF	561 SF	1,137 SF	1,045 SF	6,144 SF
LEASABLE AREA	756 SF	1,490 SF	671 SF	648 SF	859 SF	727 SF	1,489 SF	1,357 SF	7,997 SF



The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans without any obligation. Interior Schedule square footages and room sizes are based on preliminary survey measurements. Leasable Area is based on industry standard BOMA calculations and are subject to change. Sizes are approximate and actual square footages may vary from the floor survey and architectural drawings. Please consult a developer sales representative for details. This is not an offering for sale. Any such offering can only be made by way of disclosure statement. © 2021.



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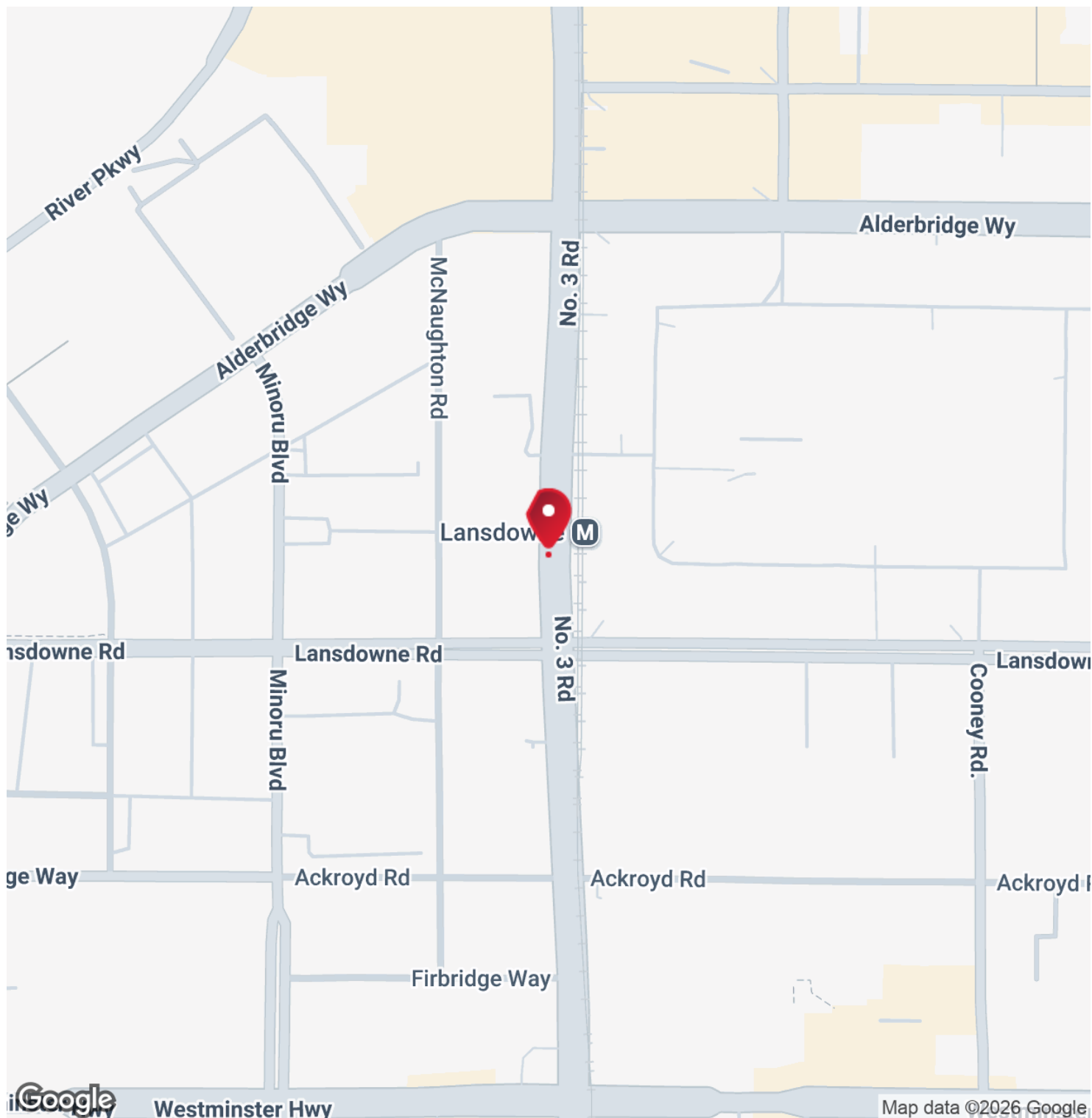
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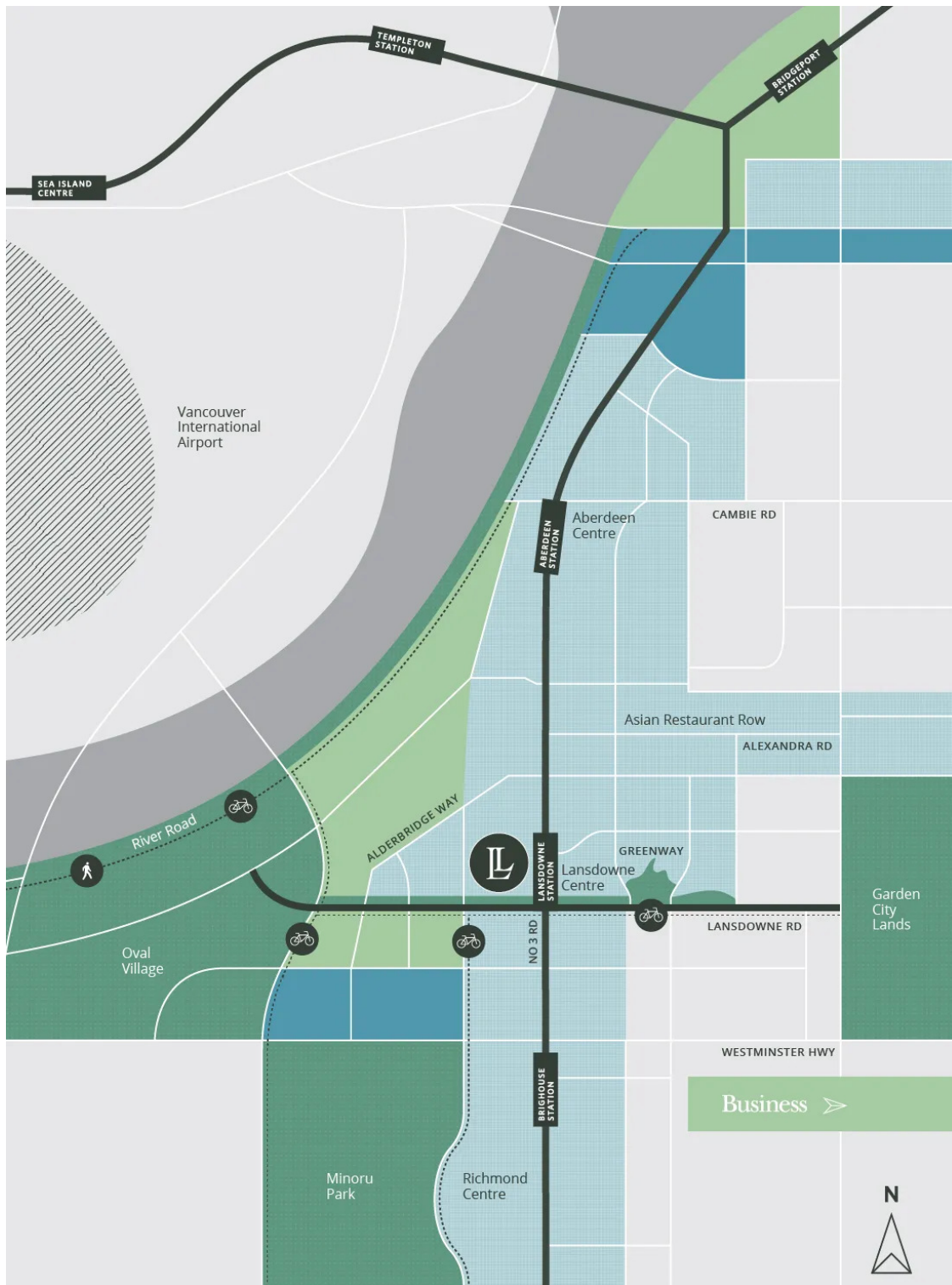
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