

Office/Lab Space | For Lease

**CBRE**

# 11120 Horseshoe Way

Richmond, BC



**NEW SUITE AVAILABLE**

## **Michael White**

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11120 Horseshoe Way, Richmond

11120 Horseshoe Way is a modern office and lab-focused building in Richmond's established Horseshoe Way business park, offering excellent access to Highway 99, YVR, Downtown Richmond, and the Canada-U.S. border. Located near Ironwood Plaza and SmartCentres, it is well suited for office, technology, and light laboratory users seeking a highly accessible, professional setting.

Property Details

Available Area\*

Suite 145 - 5,000 sq. ft.

Suite 230 - 4,616 sq. ft.

\*Contiguous for up to 9,616 SF

Basic Rent

Contact Listing Agent

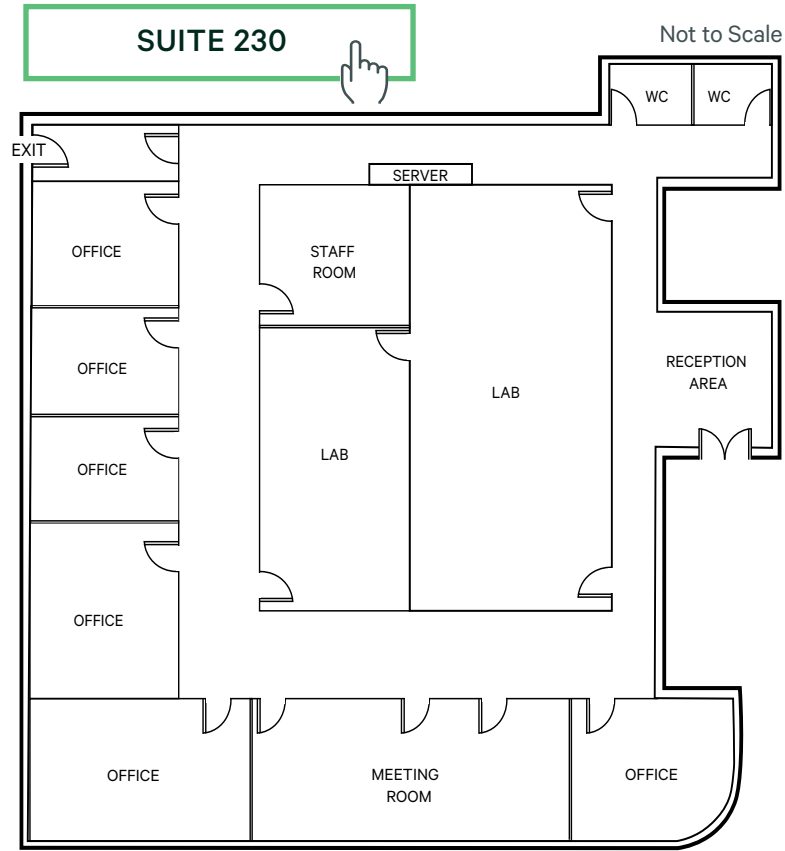
Additional Rent

\$7.10 per SF (2026 Est.)

plus 4.5% management fee on Basic Rent

Parking

Free and on-site

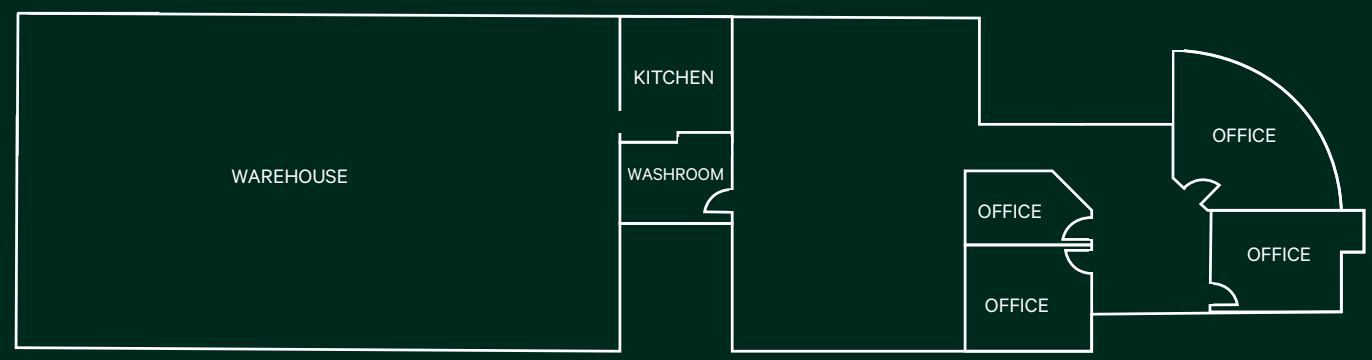


- 6 Offices
- 2 Lab Rooms
- 2 Meeting Rooms
- 2 Private Washrooms
- Staff Room
- Kitchen
- Elevator Access



SUITE 145

- Warehouse Area
- 4 Offices
- Kitchen
- Washrooms



Not to Scale





### Location Amenities

- + Excellent Access – Quick routes to Highway 99, Vancouver International Airport and the U.S. border.
- + Convenient Amenities – Near Ironwood Plaza and SmartCentres for retail, dining, and services.
- + Strong Connectivity – High-traffic visibility with nearby transit options.



### Drive Times

Downtown Richmond	15 min
Vancouver International Airport	15 min
Canada/US Border	25 min

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