

#135 - 5508 HOLLYBRIDGE WAY, RICHMOND
TURNKEY FITNESS STUDIO AT THE OVAL VILLAGE

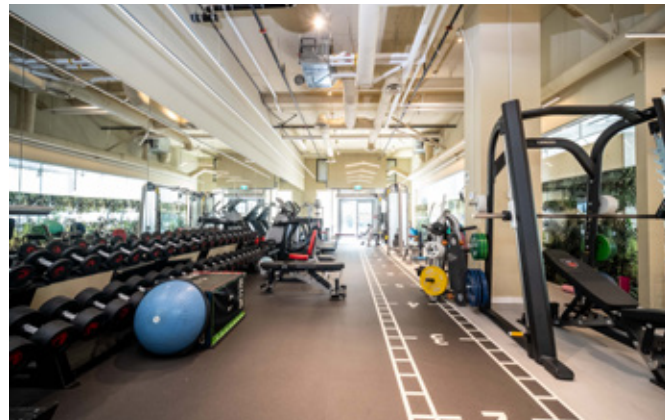
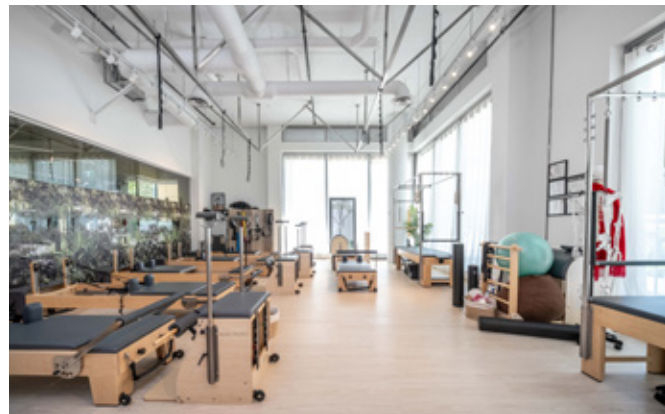
**FOR
SUBLEASE**



WILLIAM | WRIGHT

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Sublease Opportunity: Turnkey Fitness Studio

A rare opportunity to sublease a 2,890 sq ft high-profile corner unit featuring 46 feet of window frontage on Hollybridge Way and 62 feet along River Road, with 18-foot ceilings and two sets of double glass entry doors.

Currently operating as Atomic Fitness — a premier fitness studio offering strength training, martial arts, Brazilian Jiu-Jitsu, and Pilates — the space is fully built out as a turnkey fitness facility and available for a subtenant to assume immediately. The open floor plan, soaring ceilings, and dramatic glass frontage make this unit equally well-suited for a wide range of active, wellness, or experiential retail uses.

Flexible RCL3 zoning permits a broad range of retail, service, and office uses. Ample visitor and reserved parking is available on site.



2,890 SQFT corner unit with 18 ft ceilings



Turnkey fitness build-out in place



RCL3 zoning allows for a wide range of permitted uses



Ample parking and steps to the Richmond Olympic Oval



Salient Facts

SIZE	± 2,890 SQFT
PARKING	6 Stalls
ZONING	RCL3
BASIC RENT	\$41.00/FT
ADDITIONAL RENT	\$18.89/FT
MONTHLY RENT	\$14,424.19 + GST
LEASE EXPIRY	June 30, 2032
OPTION TO RENEW	1 x 5 Years



This open floor plan with soaring ceilings and dramatic glass frontage is well-suited for a wide range of active, wellness, or experiential retail uses.



Location

Located directly across from the Richmond Olympic Oval and at the heart of Oval Village — one of Richmond's most vibrant and rapidly growing residential communities — this is one of the most visible and high-traffic retail addresses in the city. T&T Supermarket, CF Richmond Centre, and the Fraser River dyke trails are all within walking distance.

For More Information, Contact

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Restaurants & Cafes

Sushi Mura
 SYU Japanese Cuisine & Sushi Bar
 Pho Capital
 Afuri Ramen
 Baiyulan
 Baquette Vietnamese Bistro
 Boiling Point
 Chef Tony Seafood
 Chinese Sauerkraut Fish
 Claypot Hot Pot and BBQ
 Cocoru Beer & Chicken
 Earls

Restaurants & Cafes

Gyu-Kaku Japanese BBQ
 HaiDiLao HotPot
 Happy Lamb Hot Pot
 Happy Tree House BBQ
 Icy Bar
 Izumiya Japanese Marketplace
 Koto Izakaya
 Matsuyama
 McDonald's
 Neptune Seafood
 Starbucks
 Sun Sui Wah Seafood
 The Dolar Shop
 White Spot

Retail

Aberdeen Centre
 Dollar Smart
 Empire Centre
 H-mart
 Lansdowne Centre
 Best Buy
 T&T Supermarket
 New 2000 Supermarket
 Parker Place
 Price Smart Foods
 Real Canadian
 Superstore
 Staples
 Walmart

Services

RBC
 Kwantlen Polytechnic University
 LifeLabs
 Mobil
 Scotiabank
 Service Canada
 TD Canada Trust
 Vancity