



AVISON
YOUNG

CAMPUS SPACE FOR LEASE

GEC CYBER CITY

7780-7840 River Road
Richmond, BC

Opportunity to occupy 150,000 sf of waterfront office space for campus use in a newly built, 8-storey office development connected to an adjacent hotel with potential to convert to student housing

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Project overview

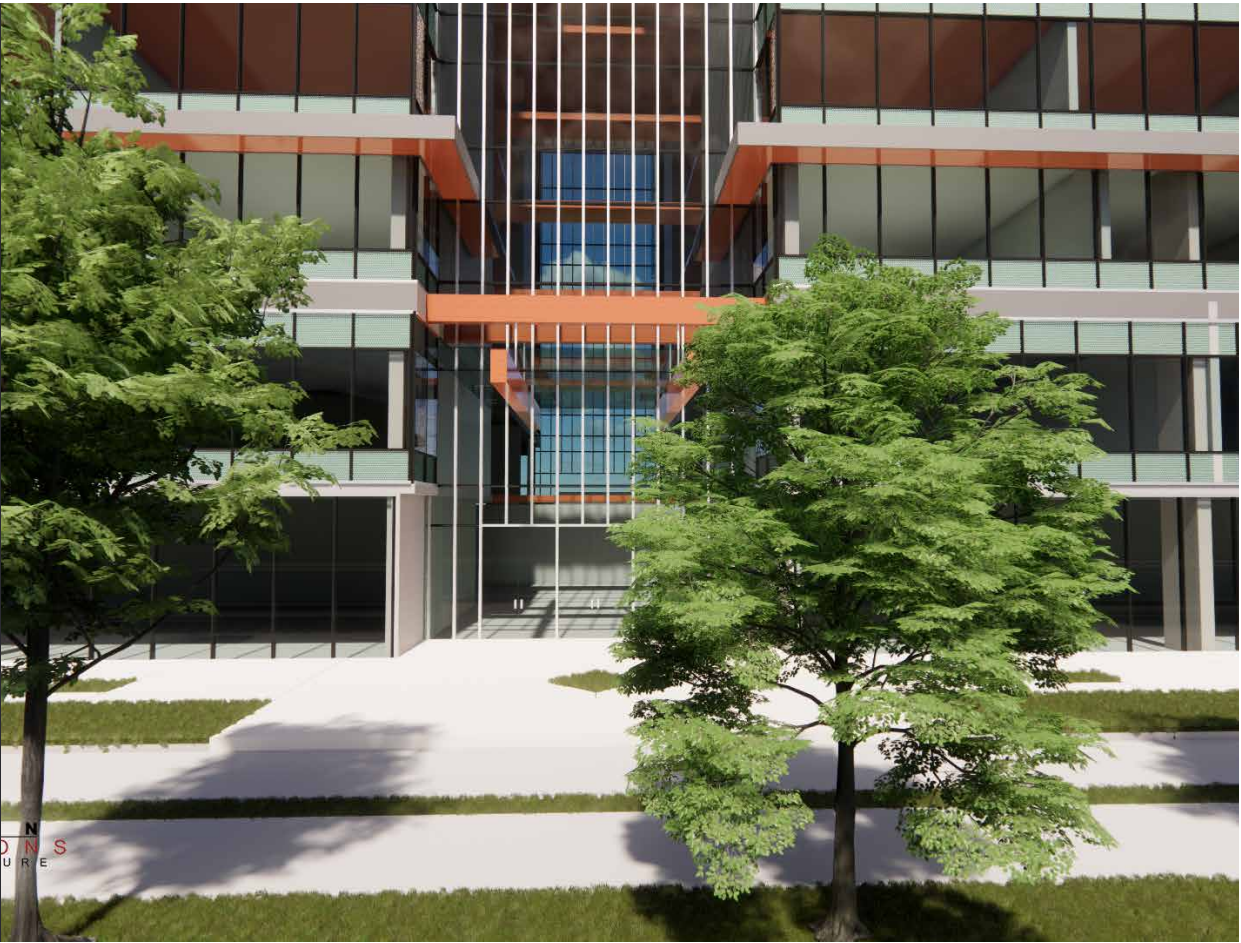
Civic addresses
7780, 7800, 7804, 7820 & 7840 River Road, Richmond, BC

PID
003-531-856, 003-644-855, 001-000-641,
003-604-969, 003-624-633






Site size
72,064 sf

Project status
Rezoning approved, development permit pending

Estimated completion
TBD



Opportunity highlights

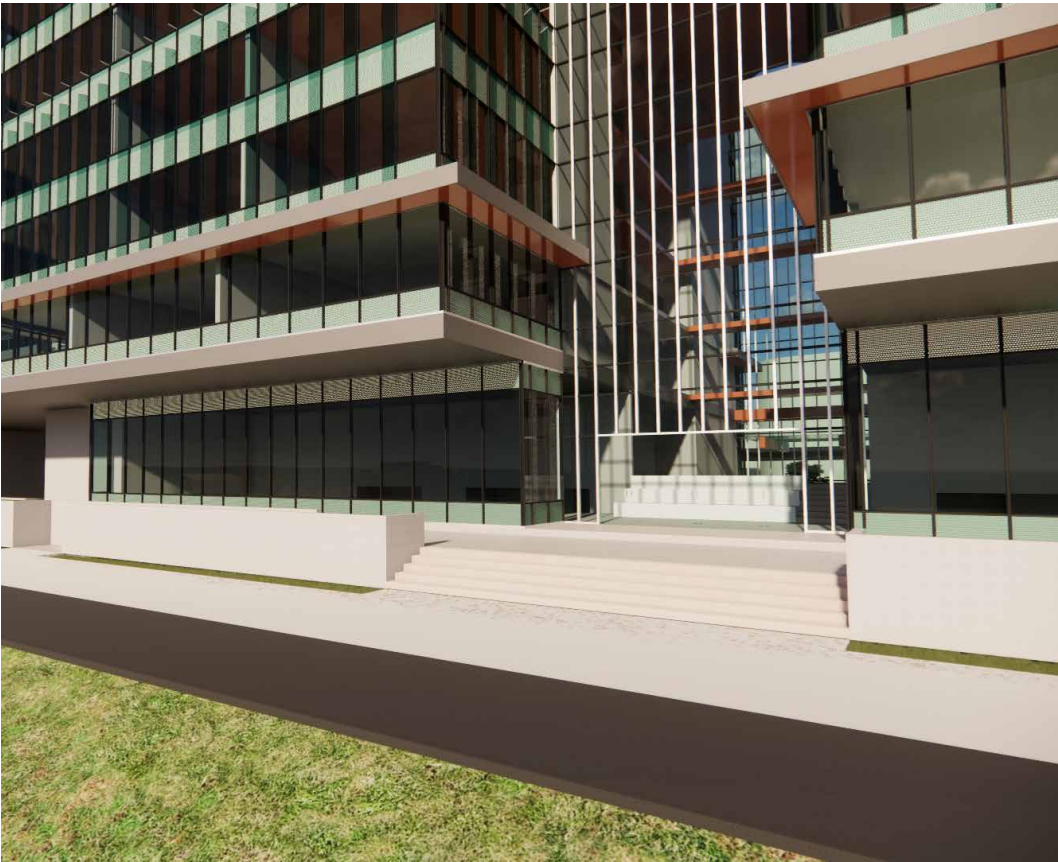
-  Steps away from the Fraser River and the Middle Arm Waterfront Greenway
-  Five-minute walk from the Aberdeen SkyTrain Station and bus stop
-  Surrounded by major developments and transportation upgrades
-  Larger floorplates and flexible design given early stage of development
-  Opportunity for right of first refusal on student housing rental units

Tower 1 office

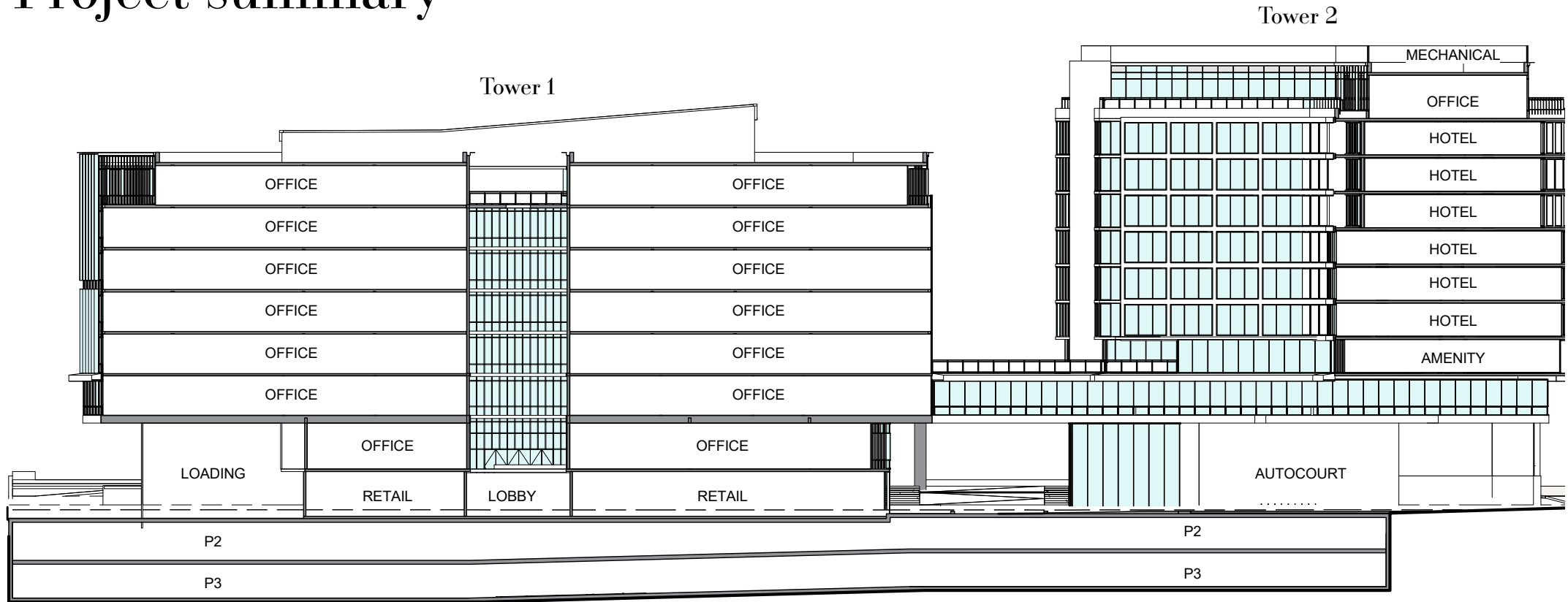
-  **Floors**
8
-  **Square footage**
150,000 sf
-  **Typical floorplate**
20,000 sf
-  **Proposed use**
General office and campus space

Parking and elevators

- Parking levels**
3
- Elevators for hotel**
3
- Parking stalls**
220
- Elevators for office/campus**
6



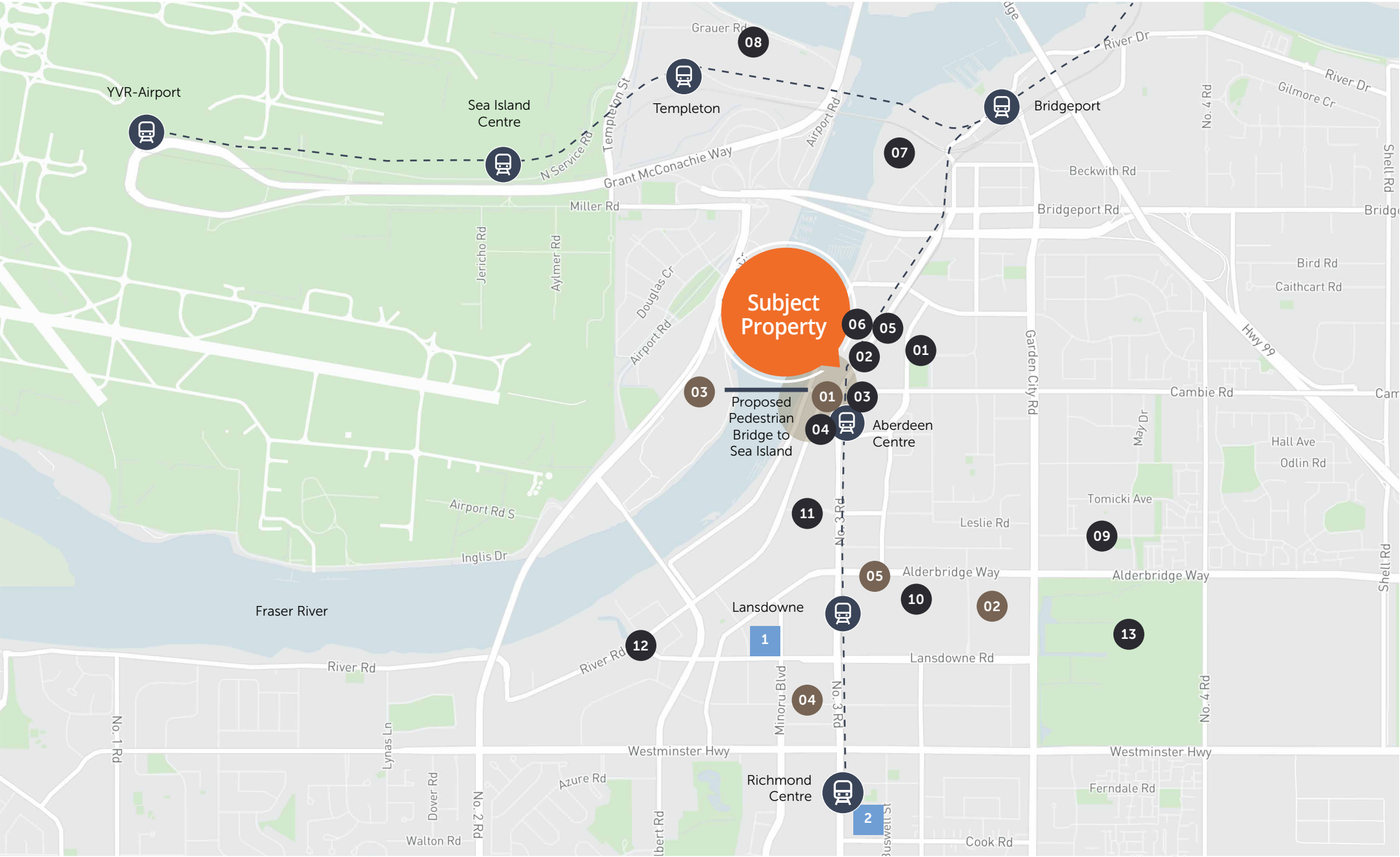
Project summary



Level	Tower 1	Tower 2	Hotel Suites
11	-	7,065	
10	-	11,189	33
9	-	11,190	33
8	19,753	11,189	33
7	19,897	12,317	28
6	19,897	12,317	28
5	20,097	12,317	28
4	28,014	7,275	
3	29,734	4,177	
2	14,978	8,043	
1	6,681	6,971	
Total	159,051	104,050	183

**Total Gross Buildable Area (all uses)*





Amenities

- 01 Aberdeen Neighbourhood Park
- 02 Radisson Hotel Vancouver Airport
- 03 Aberdeen Square
- 04 Domo Gas Station
- 05 BMO Bank of Montreal
- 06 Little Moon Childcare Centre
- 07 Richmond Night Market
- 08 McArthurGlen Designer Outlet Vancouver
- 09 Walmart Supercentre
- 10 Lansdowne Centre
- 11 Real Canadian Superstore No 3 Road
- 12 T&T Supermarket
- 13 Garden City Lands

Nearby schools

- 01 Sprott Shaw College Richmond
- 02 Kwantlen Polytechnic University Richmond Campus
- 03 British Columbia Institute of Technology - Aerospace Technology Campus
- 04 Trinity Western University - Richmond (Minoru)
- 05 Trinity Western University - Richmond (Lansdowne)

Current office developments & applications

LUXE LANSDOWNE
Source: luxelansdowne.com



ONE PARK
Source: oneparkliving.com



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