

Richmond Corporate Center

Office & Industrial Warehouse

Reduced
Rate

#160/170 – 13160 Vanier Place

Richmond, BC

FOR SUBLEASE | RENTABLE AREA 7,044 – 10,546 SF

NEWMARK

#160/170 – 13160 Vanier
Place
Richmond, BC

Property Description

Newmark presents a rare opportunity to sublease versatile industrial warehouse and office space (7,044–10,546 SF) featuring dock loading, high ceilings, contemporary finishes, and flexible layouts suited for distribution, light manufacturing, technology, or hybrid operations. Strategically located with convenient access to major transportation routes, this property offers excellent functionality and visibility in Metro Vancouver's competitive industrial market.



7,044 – 10,546 SF

Available Area



IB-1

Zoning



Immediately

Available



~~\$23.95~~

\$20.95
New Rent

Asking Sublease Rate (SF/YR)



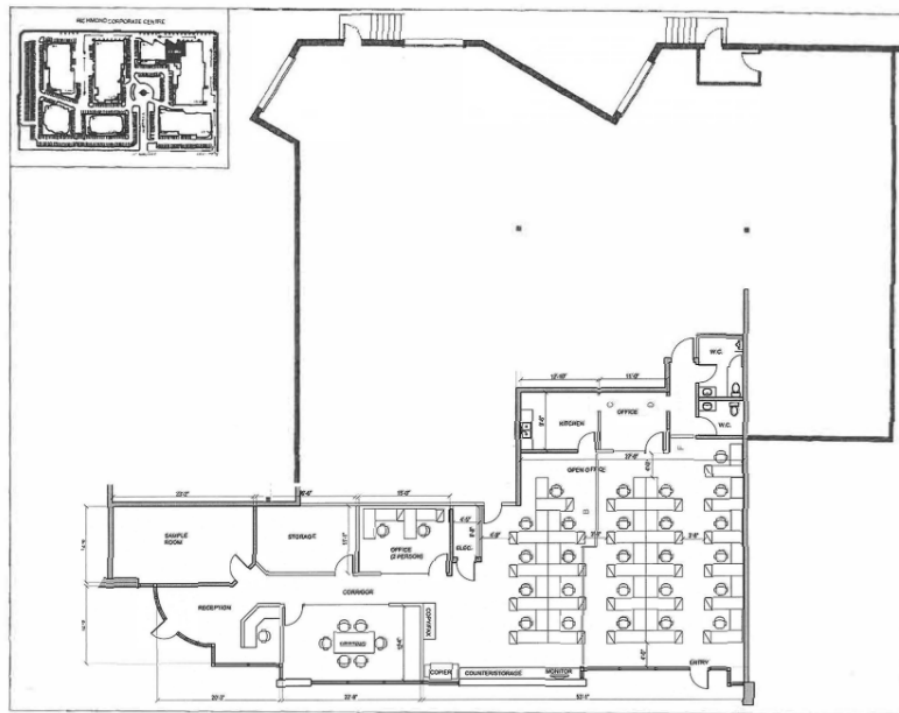
\$11.95 (2024)

Additional Rent (SF/YR)



April 30, 2030

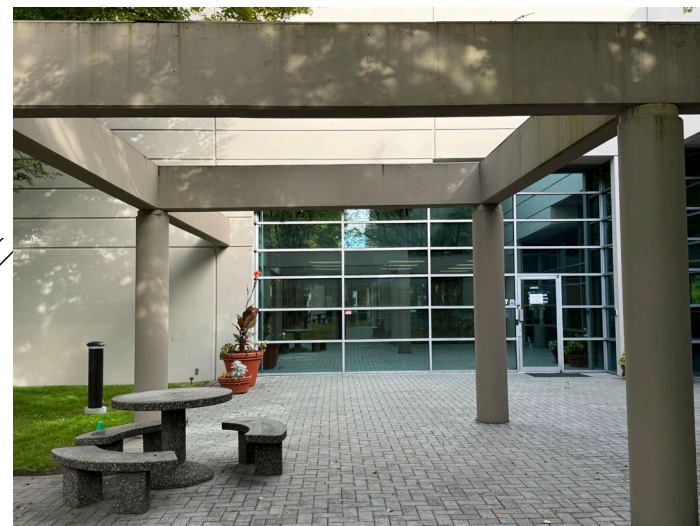
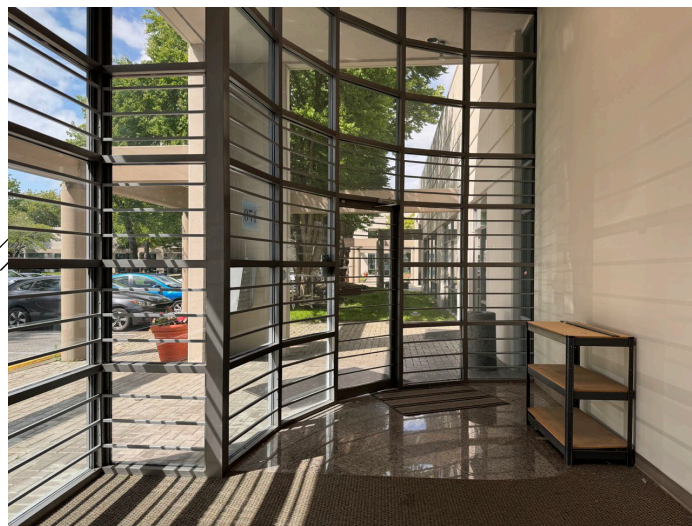
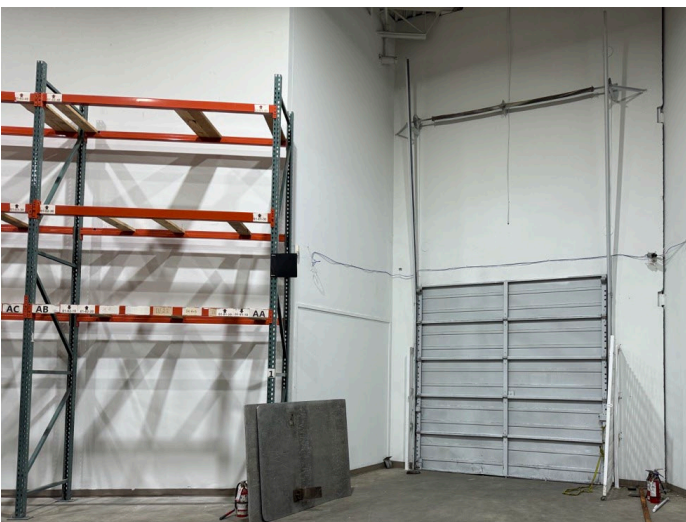
Sublease Expiry



Property Highlights

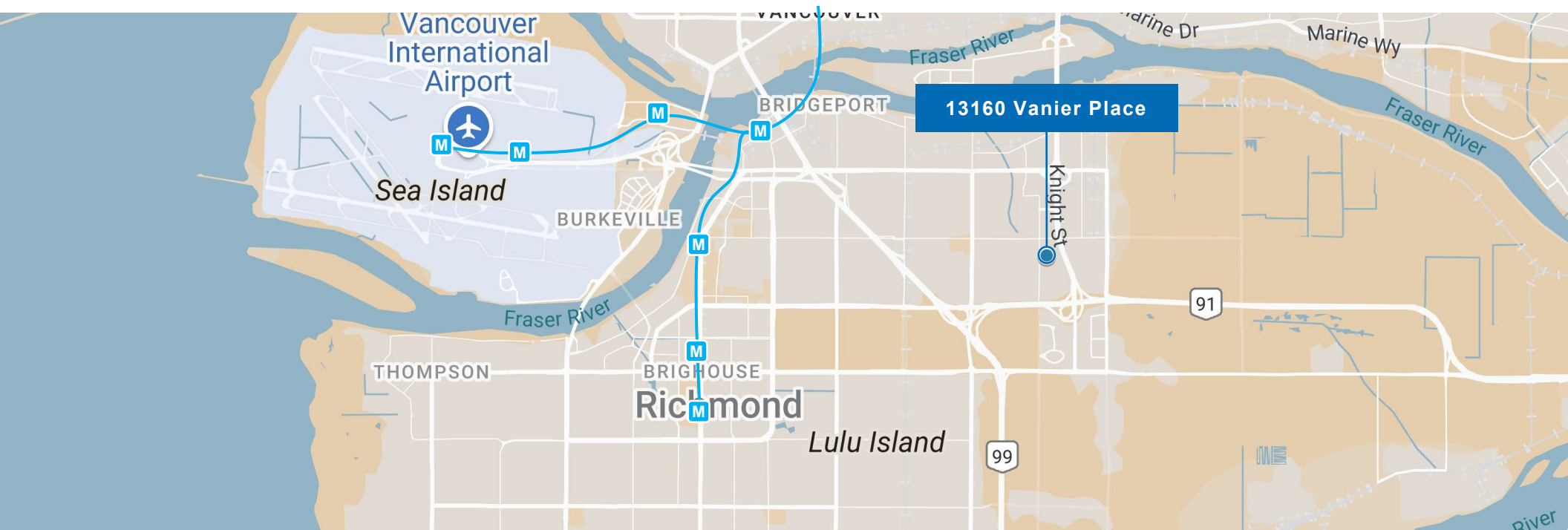
- Reception area, conference room, 4 offices, lunchroom
- 22' clear ceiling height
- 3 dock loading doors
- Racking included
- HVAC throughout office space
- New paint and carpets
- 225 amps, three phase electrical service
- Male and female washrooms, lunchroom
- Ample on-site parking, attractive landscaping

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Location Overview

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



CONTACT

Alan H. Chan

Personal Real Estate Corporation

Associate Director

c +1 778-999-6222

d +1 604-256-2636

Alan.chan@nmrk.com

nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.