

*Office For Lease*  
**AIRPORT EXECUTIVE PARK**  
RICHMOND, BRITISH COLUMBIA



# Current

## AVAILABILITIES



Net Rent: Please contact listing agents

BUILDING	SUITE NUMBER	SQUARE FOOTAGE	ADDITIONAL RENT (Est. 2025)	PARKING RATIO	AVAILABILITY DATE	COMMENTS
AEP 1	145	842 SF	\$16.97	1:450 SF	Immediately	Improved with 2 window offices, boardroom, storage, and reception. New carpet and paint. <a href="#">Virtual Tour</a>
AEP 1	148	1,226 SF	\$16.97	1:450 SF	Immediately	Improved with 3 window offices, boardroom, storage, and open area. <a href="#">Virtual Tour</a>
AEP 1	201	588 SF	\$16.97	1:450 SF	September 1, 2025	Improved with reception, private office, and large team room.
AEP 1	215	1,750 SF	\$16.97	1:450 SF	July 1, 2025	Model Suite - built out with 2 offices, kitchenette and open desk space. Brand new, updated LED lights and ceiling grid. <a href="#">Virtual Tour</a>
AEP 1	220	1,246 SF	\$16.97	1:450 SF	September 1, 2025	Open plan layout, with internal office and meeting room.

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AEP 2	100	3,789 SF	\$17.29	1:450 SF	Immediately	Bright Southeast corner unit, improved with 4 window offices, boardroom, kitchen, storage, open area and elevator-facing reception. <a href="#">Virtual Tour</a>
AEP 2	135	3,534 SF	\$17.29	1:450 SF	November 1, 2025	Southwest corner unit with multiple windows offices, meeting room, kitchen, reception, and large open area. <a href="#">Floorplan</a>
AEP 2	140	4,404 SF	\$17.29	1:450 SF	Immediately	Northwest corner unit, improved with 7 window offices, boardroom, kitchen, large open area and reception. <a href="#">Virtual Tour</a>
AEP 2	10A	1,963 SF	\$17.29	1:450 SF	Immediately	Improved with 3 window offices, kitchen, large reception, and open area. <a href="#">Virtual Tour</a>
AEP 2	30	1,685 SF	\$17.29	1:450 SF	October 1, 2025	Corner unit with lobby exposure. Renovated with a mix of offices and open area.

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BUILDING	SUITE NUMBER	SQUARE FOOTAGE	ADDITIONAL RENT (Est. 2025)	PARKING RATIO	AVAILABILITY DATE	COMMENTS
AEP 3	Full Building	33,653 SF	\$17.65	1:290 SF	Immediately	Full building opportunity with enclosed glass atrium. Improved with a mix of private offices, meeting rooms and open area. Potential to demise. <a href="#">Virtual Tour</a>
AEP 4	130	12,412 SF	\$19.08	1:300 SF	Immediately	Office space available ready for tenant build-out. <a href="#">Virtual Tour</a>
AEP 4	170	1,505 SF	\$19.08	1:300 SF	October 1, 2025	Improved with 2 window offices, 2 internal offices, meeting room, and large reception area.
AEP 4	180	869 SF	\$19.08	1:300 SF	Immediately	Improved with a kitchen and large open area. <a href="#">Virtual Tour</a>
AEP 6	100	9,360 SF	\$16.36	2.83:1000 SF	Immediately	Ground floor unit with lobby exposure. High-end improvements throughout with a mix of private offices, meeting rooms and open area. Vaulted ceilings. <a href="#">Floorplan</a>



# Current

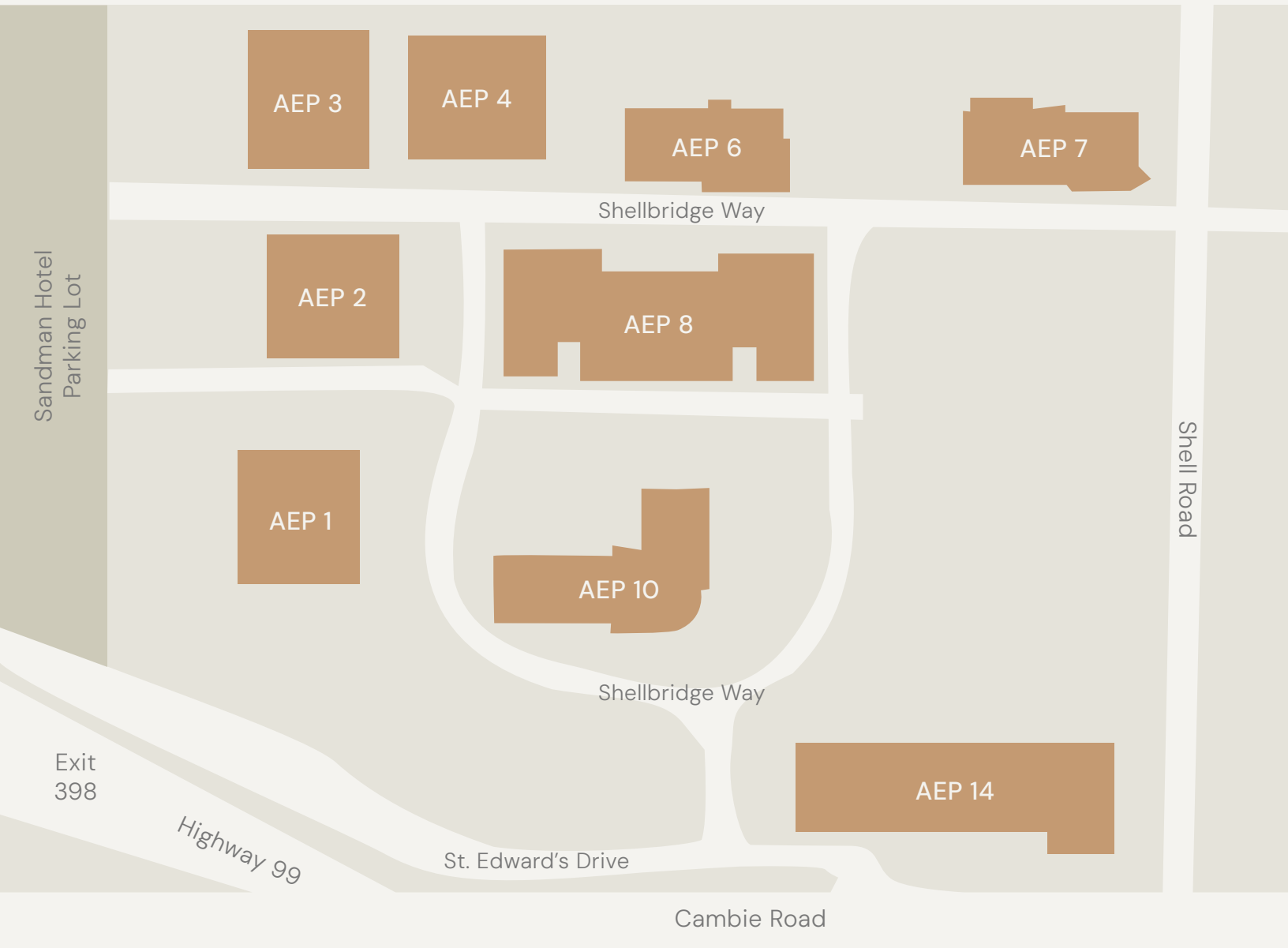
## AVAILABILITIES



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BUILDING	SUITE NUMBER	SQUARE FOOTAGE	ADDITIONAL RENT (Est. 2025)	PARKING RATIO	AVAILABILITY DATE	COMMENTS
AEP 6	220	3,500 SF	\$16.36	2.83:1000 SF	Immediately	Improved with 4 meeting rooms, kitchenette, reception, and large open area. High-end improvements throughout. <a href="#">Virtual Tour</a>
AEP 7	300	13,029 SF	\$16.26	1:340 SF	January 1, 2026	Ideal for lawyers or professional service firms. Northwest-facing corner unit with high-end improvements throughout. Improved with a mix of private offices, meeting rooms, kitchen, and open area. Potential to demise. <a href="#">Floorplan</a>
AEP 8	100	31,792 SF	\$17.23	1:340 SF	Immediately	Built out with a mix of offices, meeting rooms and open space. Potential to demise. <a href="#">Floorplan</a> <a href="#">Virtual Tour</a>
AEP 10	130	2,664 SF	\$16.62	1:310 SF	December 1, 2025	Ground level corner unit, with direct access. Improved with 3 offices, meeting room, reception, kitchen, and open area. <a href="#">Floorplan</a>

# Campus DETAILS



**BUILDING 1**  
10451  
Shellbridge Way

**BUILDING 2**  
10551  
Shellbridge Way

**BUILDING 3**  
10651  
Shellbridge Way

**BUILDING 4**  
10691  
Shellbridge Way

**BUILDING 6**  
10851  
Shellbridge Way

**BUILDING 7**  
10991  
Shellbridge Way

**BUILDING 8**  
10760 Shellbridge  
Way

**BUILDING 10**  
10271  
Shellbridge Way

**BUILDING 14**  
10711  
Cambie Road

## SUSTAINABILITY

AT AIRPORT EXECUTIVE PARK WE ARE COMMITTED TO INVESTING IN OUR COLLECTIVE FUTURE.

Taking care of the planet is just as important to us as caring for the people who work at our business park. Holding both LEED and BOMA Best certifications, our commercial office spaces adhere to the highest sustainability standards. Our many green programs—such as our comprehensive recycling and waste management program—provide efficiency, function and cost savings to our tenants.



2010 Leed Gold  
Certification  
Aep Building 6



2014 Leed Gold  
Certification  
AEP Building 7 & 10



BOMA BEST Certification,  
Remaining  
AEP Buildings



## HIGHLIGHTS OF OUR COMMITMENT

**LEADING THE WAY:** While Canada targets net-zero emissions by 2050, Airport Executive Park is committed to achieving it a full decade earlier—by 2040.

**SMART SUSTAINABILITY:** Fiera Real Estate Canada has replaced traditional gas-fired systems with efficient electric heat pumps, drastically reducing GHG emissions.

**LOWER OPERATING COSTS:** Upgraded energy systems are delivering up to 50% annual energy savings across the property.

**PART OF THE NATIONAL SOLUTION:** Canada needs to convert at least 3% of buildings to net-zero each year—AEP is ahead of the curve, helping set the standard.

**VALUE FOR TENANTS:** High-performance buildings with sustainability certifications attract quality tenants—who are committed to a sustainable future.



# AEP

AIRPORT EXECUTIVE PARK

## CONTACT US FOR MORE DETAILS

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