

FOR LEASE - OFFICE SPACE

2000 - 6900 GRAYBAR ROAD, RICHMOND, BC

AVAILABLE FEBRUARY 1, 2025



LOCATION

This property is situated in the Shelter Island Commerce Centre, located in East Richmond and just off the East-West Connector. This property is served by Translink bus route 410 which provides direct transportation to and from the 22nd Avenue Station in New Westminster and the Lansdowne Station in Richmond.

ZONING

IB-1 Industrial allowing for a wide range of office and industrial uses including manufacturing, distribution, warehousing, assembly and high tech office. 100% office uses are welcome under zoning

KEVIN MCPHAIL

Vice President, Leasing
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FARRELL ESTATES LTD

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BUILDING FEATURES

- > Built to Leed Silver standards
- > Concrete tilt-up construction with extensive glazing & architectural features
- > Metal canopy above dock & grade level doors
- > Built to suit A/C Office/Showrooms and Mezzanine areas
- > Flexible bay/unit sizes
- > EFSR Sprinklered
- > Exterior employee amenity area

PROPERTY HIGHLIGHTS

AVAILABLE BUILDING AREAS:

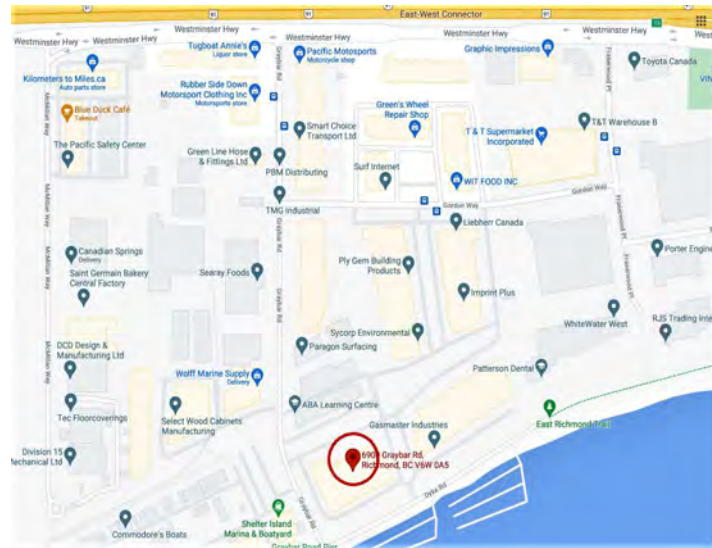
Units #2105/2110/2115 - 4,759 sq. ft., of ground level office space.

OPERATING COSTS & TAXES:

Estimated at \$6.76 per sq. ft., (2024)

LEASE RATE:

Contact listing agent



Contact Us For Further Information

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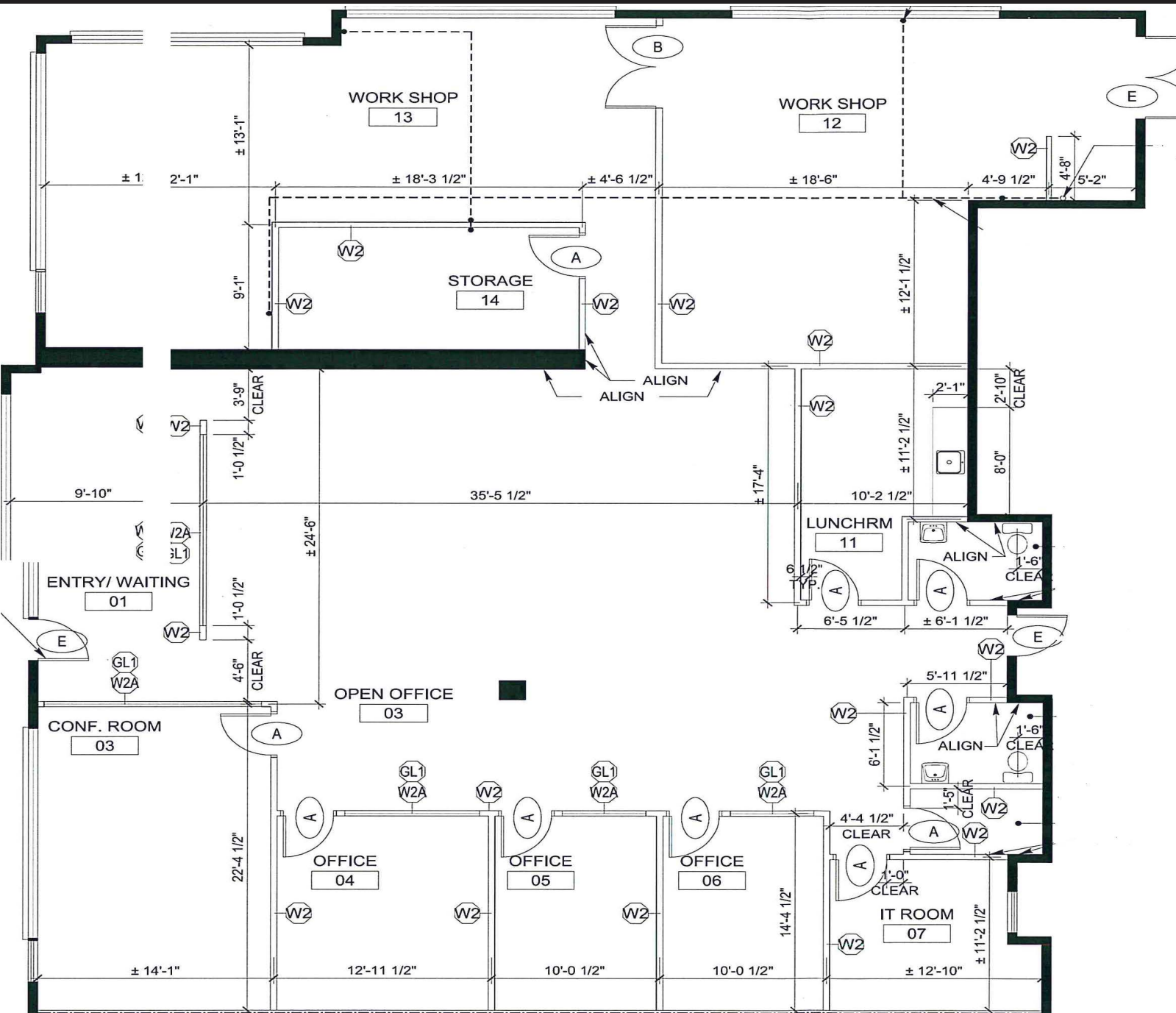
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Farrell Estates LTD.

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