

**FOR LEASE**

**5000**  
**Miller Road**  
RICHMOND BC

**Modern Office Space**  
**Flexible Unit Sizes**



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# Property Summary

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## ADDRESS

**5000 Miller Rd**  
Road, Richmond, BC



## LEASING RATE

Please contact  
Leasing Team.



## AREA

**619 – 1,252 sqft**  
**units**

## LOCATION

5000 Miller Road offers convenient proximity to YVR Airport and related commercial operations. This prime location provides easy access to major highways, including Highway 99, Highway 91, and the Oak Street Bridge, ensuring seamless access to Metro Vancouver and the U.S. border. Public transportation is also easily accessible via bus and the Canada Line with stops at YVR and Sea Island Centre Station.



# Property Summary (cont.)

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## OPPORTUNITY:

An exceptional leasing opportunity in a newly renovated office building strategically located just minutes from YVR Airport. This modernized property has undergone a comprehensive seismic upgrade, ensuring enhanced safety and structural integrity for your business and employees.

Designed with today's tenants in mind, the building features contemporary finishes, common amenities, and abundant natural light—creating a professional and inviting work environment.



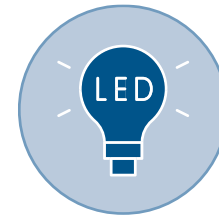
**RECENTLY RENOVATED**



**SECURE ACCESS**



**SHARED KITCHEN  
& LOUNGE**



**LED LIGHTING**



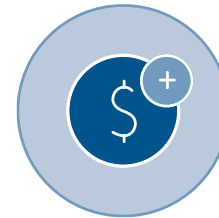
**OPEN CONCEPT OFFICE**



**END OF TRIP FACILITIES**



**ON-SITE PARKING**



**ADDITIONAL RENT**  
\$21.10 per sqft (2026 estimate)

# 2<sup>nd</sup> Floor – 5000 Miller Rd

## FLOOR PLAN

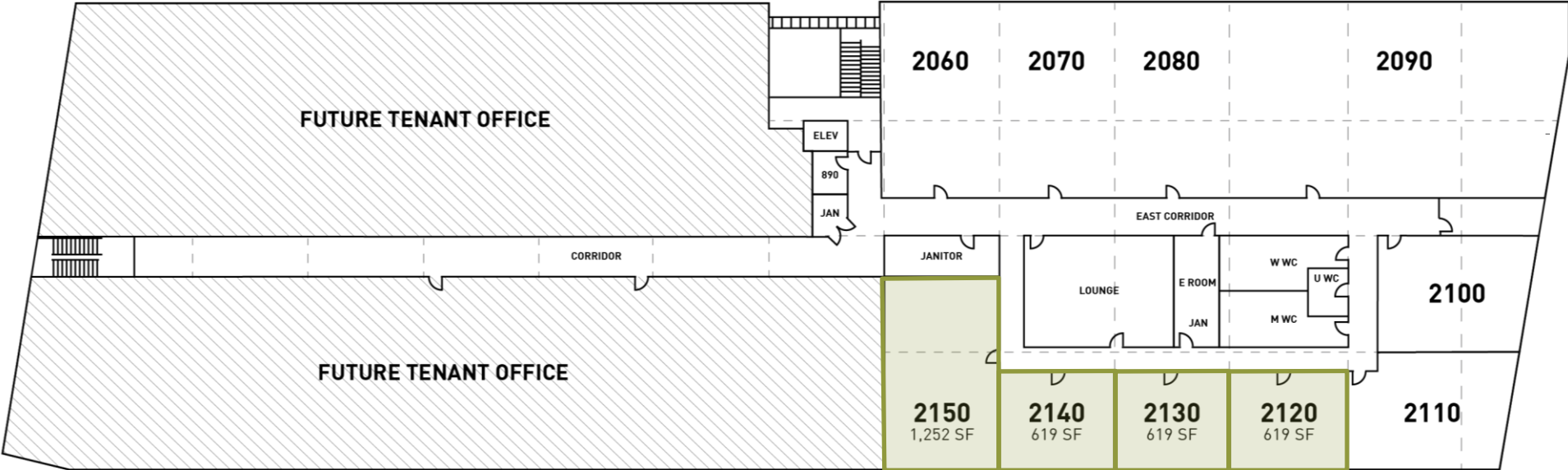


**AREA**  
619-1,252 sqft

**UNITS AVAILABLE:**

- #2120 - 619 sqft
- #2130 - 619 sqft
- #2140 - 619 sqft
- #2150 - 1,252 sqft

*Available units may be combined.  
Additional space on the west side of the building will be available in the future.  
Please contact for information.*



# 2<sup>nd</sup> Floor – 5000 Miller Rd

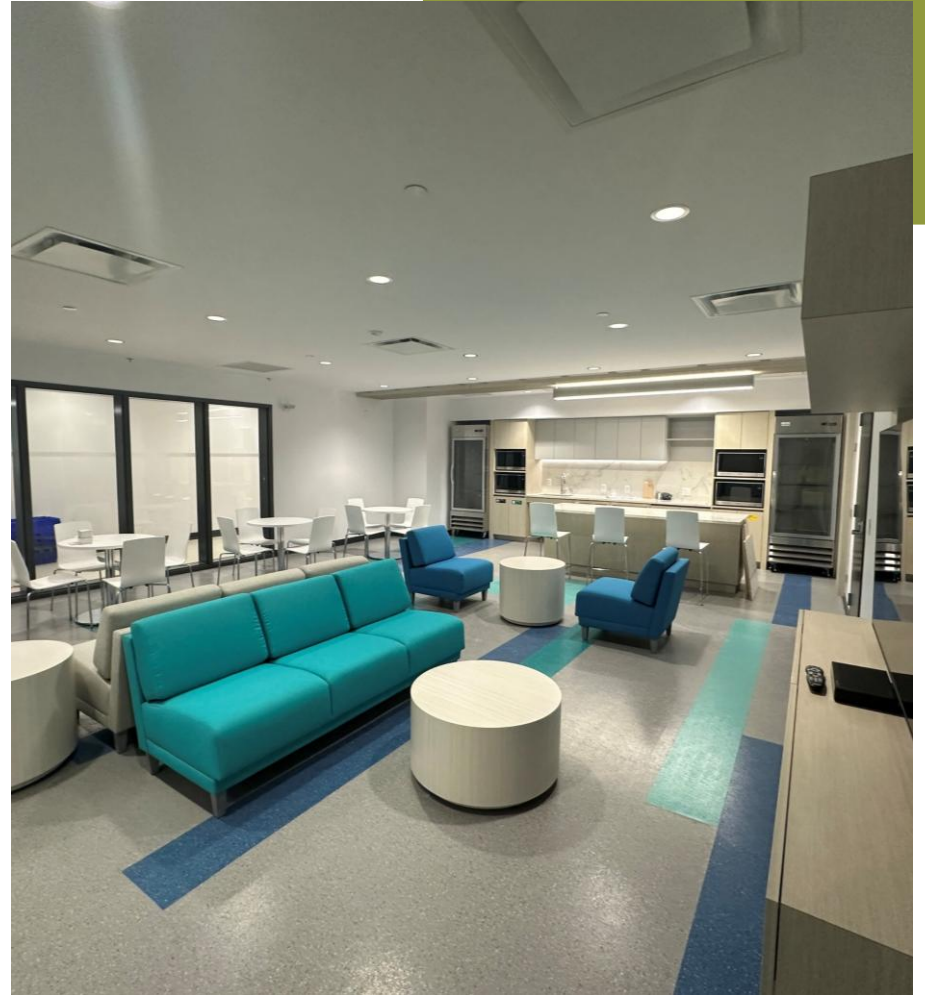
## GALLERY



# Shared Kitchen & Lounge – Second Floor

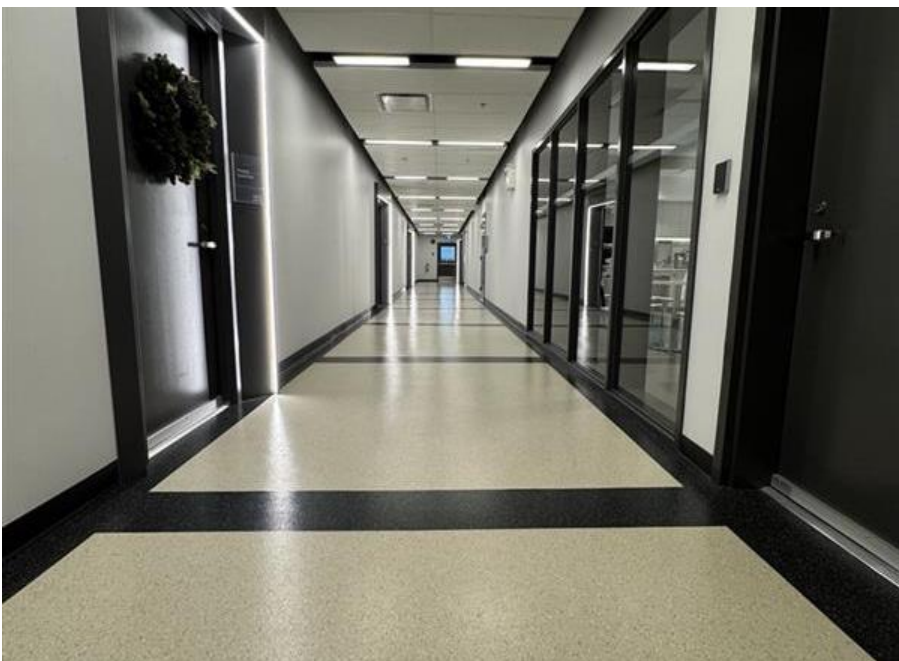
GALLERY

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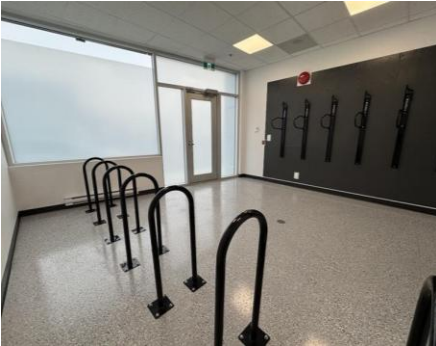
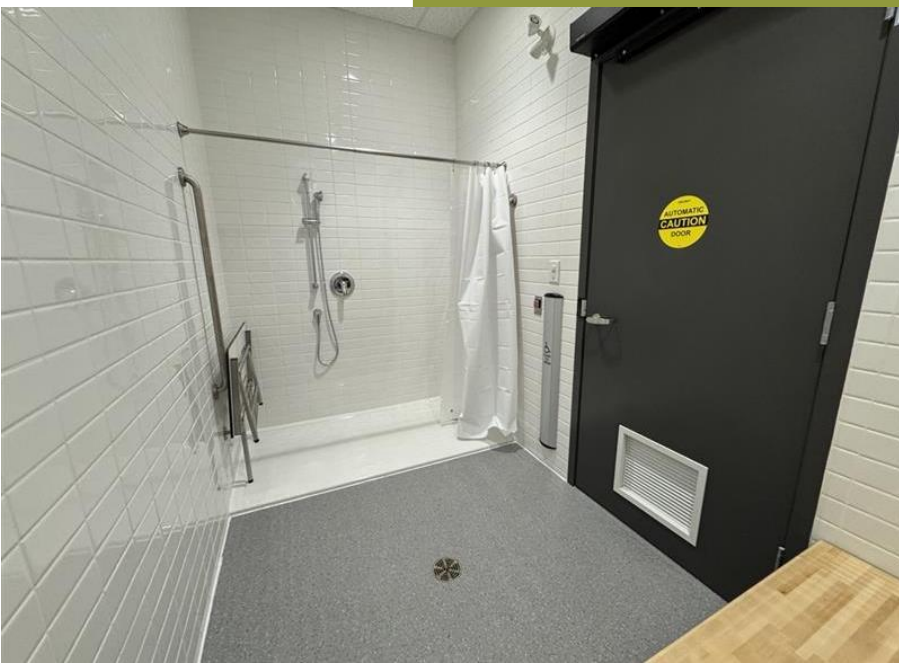
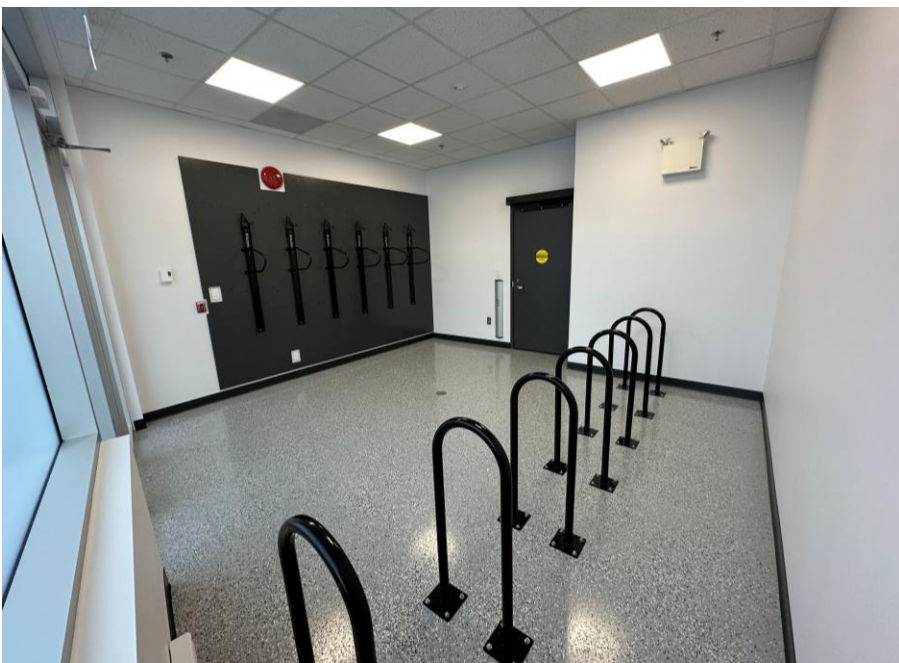
# Corridor & Shared Washrooms – Second Floor

## GALLERY



# End of Trip Facilities – Ground Floor

## GALLERY



# Public Transportation





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