

#140-15100 KNOX WAY, RICHMOND

SECOND FLOOR OFFICE WITH OPEN CONCEPT LAYOUT

**FOR
LEASE**



WILLIAM | WRIGHT

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SALIENT FACTS



SIZE
+/- 1,058 SQFT



PARKING
Ample



ZONING
IL - Light Industrial



BASIC RENT
\$14.00 / SF



ADDITIONAL RENT
\$7.14 / SF

PROPERTY HIGHLIGHTS



Second-floor walk-up office with efficient layout including two private offices, kitchenette, and washroom.



Immediate access to Knight Street Bridge and Highway 99, providing seamless connectivity to Vancouver and surrounding markets.



Well-positioned within North Richmond's established industrial/business hub.

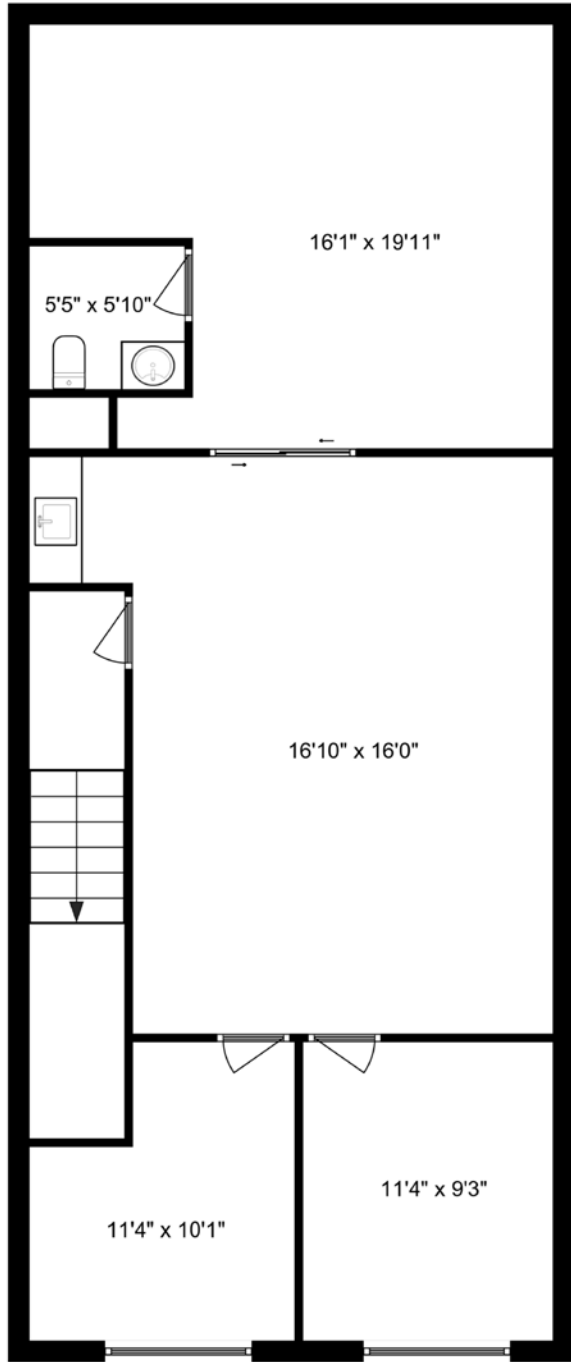


Ample parking and strong accessibility



OVERVIEW

Unit 140B at 15100 Knox Way offers \pm 1,058 SF of well-appointed second-floor office space in North Richmond. The unit features an open-concept layout complemented by two private offices, a kitchenette, and a washroom, creating a functional and comfortable workspace for a variety of professional and administrative users. Large windows provide strong natural light throughout, enhancing the overall work environment. This is an excellent opportunity for businesses seeking efficient, well-located office space just minutes from Vancouver.



Measurements are approximate and shall be verified by the Tenant if deemed important.



SUBJECT PROPERTY DISTANCES	
KNIGHT STREET BRIDGE	6 MIN DRIVE
BRIDGEPORT STATION	12 MIN DRIVE
YVR AIRPORT	21 MIN DRIVE
DOWNTOWN VANCOUVER	32 MIN DRIVE



NORTH RICHMOND

Knox Way is located in North Richmond’s Bridgeport industrial and business park area, directly across the Knight Street Bridge from Vancouver. The property offers immediate access to major transportation routes including Highway 99 and Bridgeport Road, allowing for efficient connectivity to Vancouver, Burnaby, and the broader Lower Mainland. Positioned within a well-established industrial hub, the area provides a strong mix of commercial and industrial users, along with ample parking and accessibility for both employees and clients.

**FOR MORE
INFORMATION
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