

**FOR  
LEASE**

**#280/#280B - 7580 RIVER ROAD  
RICHMOND, BC**



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**FOR LEASE**  
**SECOND FLOOR OFFICE**  
**#280/#280B – 7580 RIVER ROAD**  
**RICHMOND, BC**

**LOCATION:** The subject property is primely located in the Southview Building just steps away from the Fraser River, near the intersection of No. 3 Road and Cambie Road. The Southview Building enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 30 minutes away via the Arthur Laing Bridge or the Oak Street Bridge, the Vancouver International Airport is minutes away via Bridgeport Road, the US Border is 30 minutes away via Highway 91 or Highway 99 and all locations east via the East West Connector, Highway 17 and the Trans-Canada Highway.

**ZONING:** IB1

**FEATURES:**

Current Features

- Dental office
- Reception area
- Modeling room
- General production area
- Ceramic room
- Breakroom
- Storage room
- HVAC throughout

Potential Features

- Reception area
- Open work area
- Kitchenette/Breakroom
- Storage room
- Private office
- HVAC throughout

UNIT #	TOTAL AREA SQ. FT.	PRICE PER MONTH PLUS G.S.T.	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS G.S.T.	TOTAL AMOUNT PER MONTH PLUS G.S.T.	PARKING STALLS
280	4,616 sq. ft.	\$8,462.67	\$5,177.61*	\$13,640.28	13
280B	2,250 sq. ft.	\$4,125.00	\$2,523.75*	\$6,648.75	6

\* Excluding heat and light

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**

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