

AAA Class Office Space | For Lease

CBRE



LIMITED-TIME RATE OF \$14.00 NET PSF

Move-In Ready Show Suites Available

13888 Wireless Way

Richmond, BC



Contemporary and Modern

The Opportunity

13888 Wireless Way is a modern AAA class office building in the heart of the Crestwood area of Richmond.




The building features architectural concrete accent feature walls, abundant glazing and high ceilings, all providing a modern and bright work environment.

Property Details

Asking Lease Rate	Please contact agent
Additional Rent	Estimated to be \$13.94 per SF per annum (2026)
Parking	2.7 stalls per 1,000 SF leased @ \$35.00 per stall, per month plus applicable taxes
Zoning	ZI3 Industrial Business Park



Availabilities

 SUITE	 SIZE (SF)	 AVAILABILITY
200	2,136	Immediate
306	1,311-2,000	Immediate
308-313	2,302-11,029	Immediate

Building Features

- + Indoor Bike Storage
- + Fitness Centre
- + Easy access to Vancouver International Airport and the US-Canada border
- + Ample on-site surface parking available
- + Mens and womens showers with day lockers
- + Energy efficient building design, BOMA Silver certified
- + Large 2-storey glass atrium in buildings lobby
- + Eight EV charging stations on site
- + Touchless entry doors
- + Roof solar panels



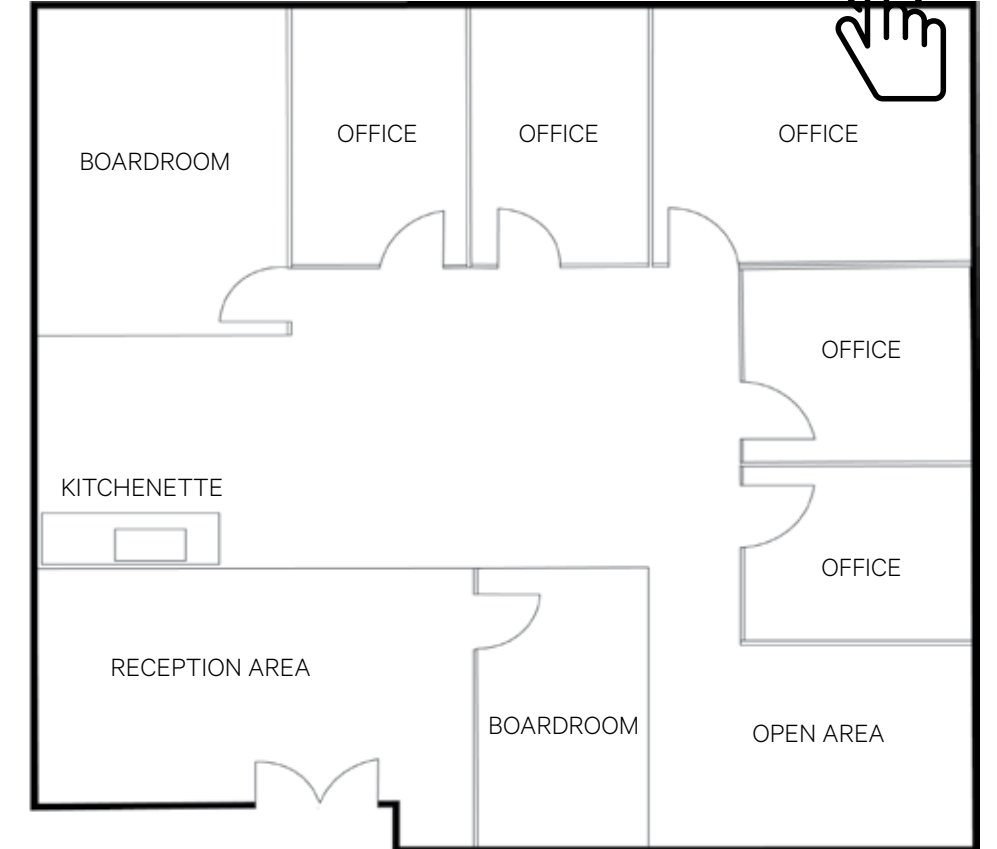
Second Floor

SUITE 200 - 2,136 SF

AVAILABLE IMMEDIATELY



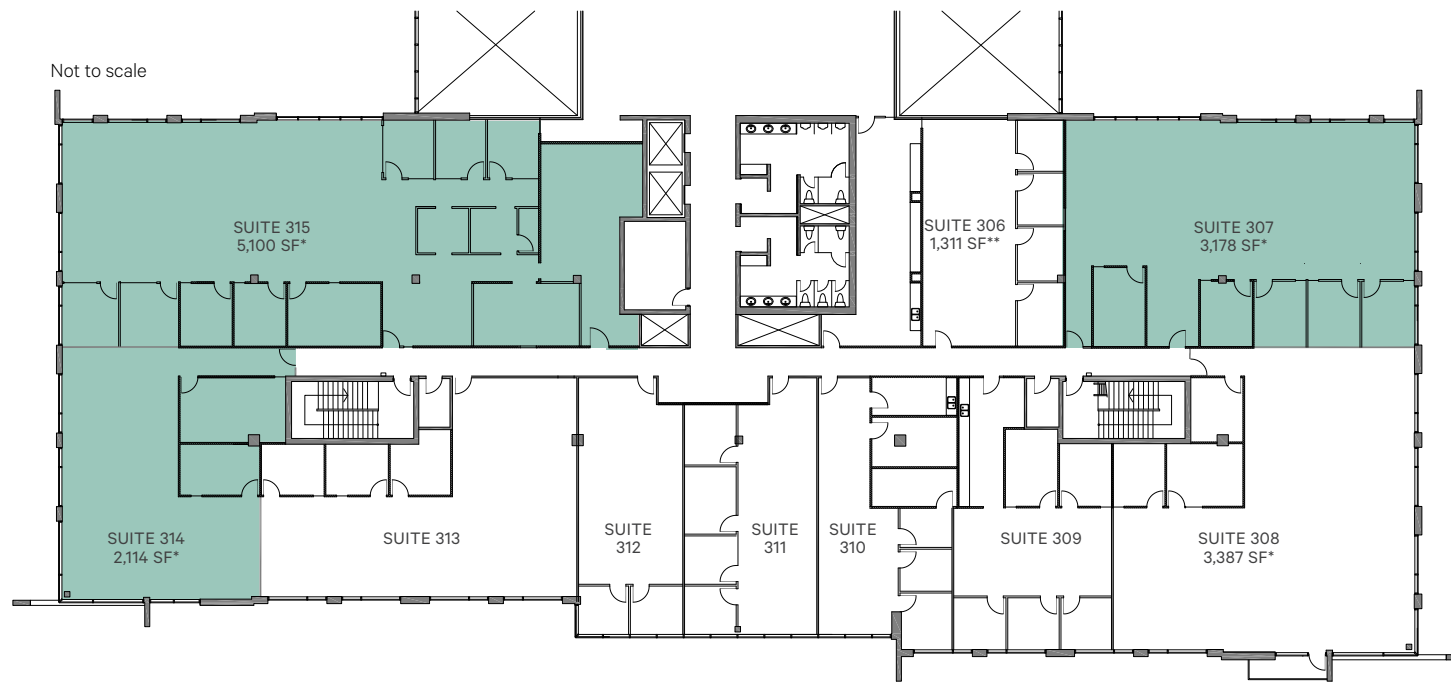
Not to scale



13888 Wireless Way
Richmond, BC

Third Floor

1. Permits Secured
2. Available immediately for fixturing
3. Expedited construction timelines



LEASED

*Gross approximate SF

**Ability to increase size up to ~2,000 SF

AVAILABLE SIZE

2,302 - 11,029 SF & UP

LANDLORD TURN-KEY AVAILABLE

UNIT SIZES STARTING AT 2,302 OR 3,387 SF

AAA Class Office Space For Lease



Location

Located near the high-profile intersection of Westminster Highway and Knight Street in Richmond, 13888 Wireless Way offers exceptional highway exposure with access to Highway 99, the East-West Connector, and Knight Street, allowing easy access for commuters.

The Property is also strategically positioned just 25 minutes from Downtown Vancouver, 15 minutes from the Vancouver International Airport, 5 minutes to Richmond Town Centre, and 25 minutes from the U.S. border. Close to parks, golf courses and variety of businesses.





Contact

Luke Gibson

Personal Real Estate Corporation
Senior Vice President | Commercial Sales & Leasing

luke.gibson@cbre.com
604 662 5142

Michael White

Vice President | Advisory and Transaction Services

michael.rm.white@cbre.com
604 662 5120

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.