

Unit 235

# 21320 Gordon Way

Richmond, BC

1,330 SF 2nd Floor Office Space in East Richmond



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# The Opportunity

CBRE limited is pleased to present the opportunity to lease 1,330 SF of 2nd floor office space on Gordon Way in East Richmond. Modern business park owned and managed by Farrell Estates.

## AVAILABLE AREA

2nd Floor Office: 1,330 SF\*

## ADDITIONAL RENT

\$6.00 PSF (2025 estimate)

## AVAILABILITY

Immediate

## SUBLEASE EXPIRY

January 31, 2027

## ZONING

IB-1

This zoning allows stand-alone office uses.

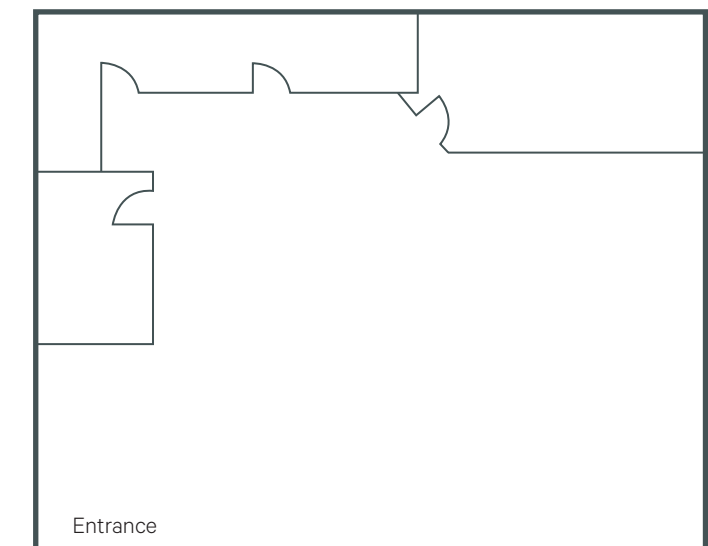
*\* All measurements are approximate and to be confirmed.*

**Sublease Rate**  
\$12.00 PSF, triple net



## Second Floor Plan

NOT TO SCALE



## Features



Open workspace & 2 private offices



2 Entrances



HVAC



Skylight and windows provide ample natural light



Kitchenette



Washroom

## Location

The Property is located on the south side of Gordon Way, between Graybar Road and Fraserwood Place, in the prime Fraserwood industrial area of southeast Richmond. With direct access via Westminister Highway and proximity to the Highway 91 Connector, the Property offers convenient access to major traffic arterials, Richmond Centre, Surrey Centre, Downtown Vancouver, and the U.S. border.



**14.5 KMS**

YVR



**30 KMS**

US/CANADA  
BORDER



**32 KMS**

DELTAPORT



**1 KMS**

EAST-WEST  
CONNECTOR



**20 KMS**

DOWNTOWN  
VANCOUVER

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# CBRE

[cbre.ca/properties](https://cbre.ca/properties)

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