

**435/440 - 5599 NO. 3 ROAD, RICHMOND**

**OFFICE UNIT ACROSS FROM LANSDOWNE STATION**

**FOR  
LEASE/  
SALE**

## **OVERVIEW**

Newly constructed AAA Offices at Luxe development in the heart of Richmond. Strategically positioned at the intersection of Lansdowne and No. 3 Road for convenience and accessibility. The Lansdowne Canada Line SkyTrain Station is just steps away. Underground parking facility offered to visitors as well as an expansive double-height lobby to welcome clients.



**tang+kung**  
**RE/MAX**  
COMMERCIAL

**Nora Siu**  
nora@tangandkung.com  
**778-986-3855**

## PROPERTY DETAILS

**UNIT SIZE**  
2,077 SQFT

**ZONING**  
ZMU38

**YEAR BUILT**  
2025

**AVAILABILITY**  
IMMEDIATELY

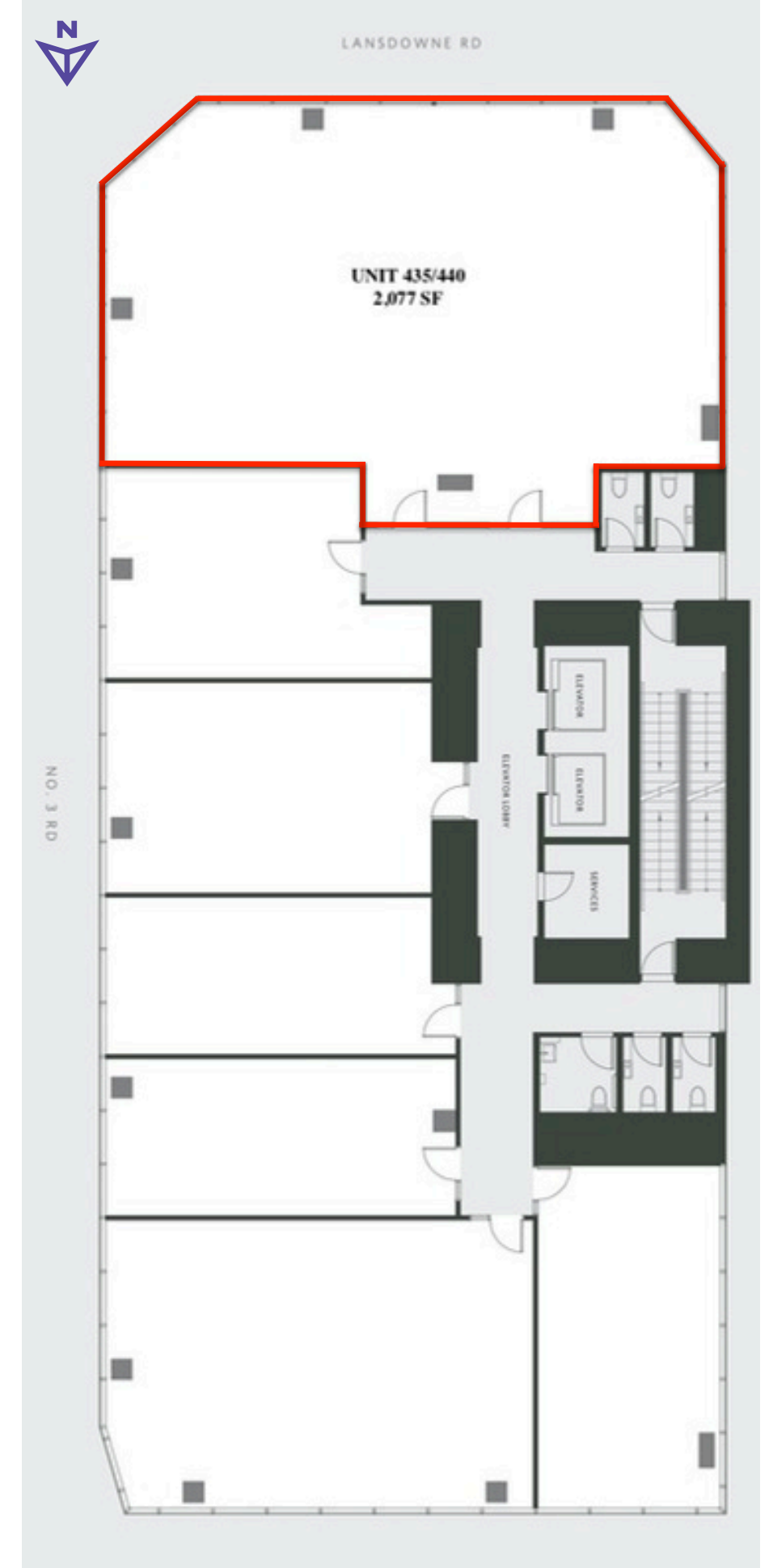
**LEASE RATE / SALE PRICE**  
CONTACT LISTING AGENT



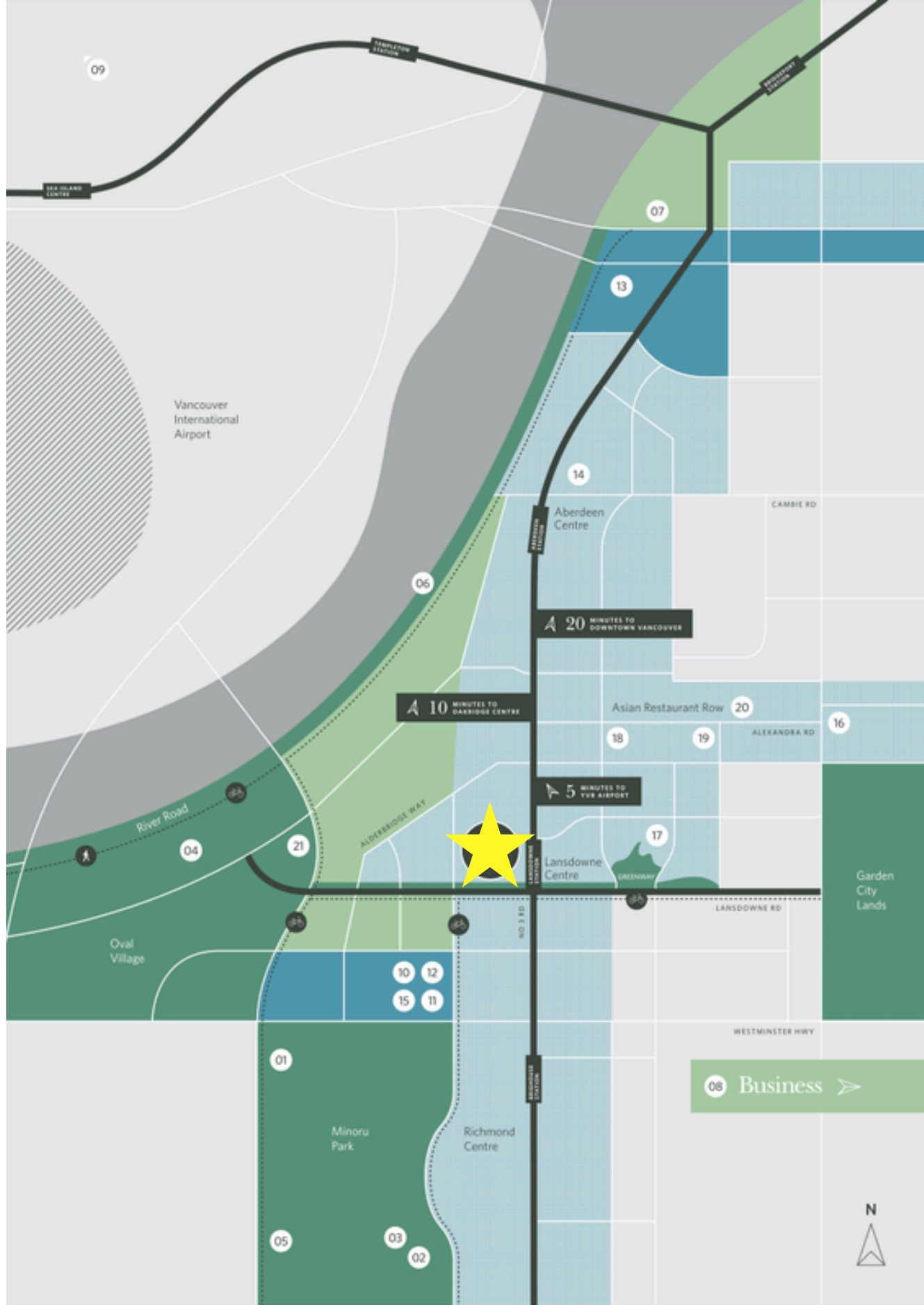
## HIGHLIGHTS

Common areas include a grand entrance lobby with high ceilings and welcoming seatings, meeting boardrooms, common washroom facilities on each level, a creative lounge and an outdoor communal BBQ area with comfortable lounge seatings.

In the underground parkade where 87 visitor parking stalls are located, an end-of-trip bicycle facility with washrooms, showers, lockers and changerooms are provided.



Floorplan



**Wellness**

- 1 Richmond Hospital
- 2 Richmond Public Library
- 3 Richmond Art Gallery
- 4 Richmond Olympic Oval
- 5 Richmond Tennis Club
- 6 Richmond Yacht Club

**Business**

- 7 International Trade Centre
- 8 Boeing, Corvus Energy, and VTech Corporate Offices
- 9 Canada Post Pacific Processing Centre

**Hotels & Convention**

- 10 Sheraton Hotel
- 11 Marriott Hotel
- 12 Hilton Hotel
- 13 The Westin Wall Centre
- 14 Radisson Hotel
- 15 Richmond Conference Centre

**Retail & Food**

- 16 Central at Garden City
- 17 T&T Supermarket
- 18 Xiaolongkan Hotpot
- 19 Hanok Korean Restaurant
- 20 Emperor's Kitchen
- 21 Origo Club

**LOCATION & TRANSIT**

Luxe Office is strategically located steps away from Lansdowne skytrain station and Lansdowne Mall redevelopment, which will create 24 new residential towers and 600,000 square feet of retail space. It is one of the fastest growing areas in Richmond.

**DRIVE TIMES**

YVR AIRPORT	7 minutes
OAKRIDGE CENTRE	15 minutes
DOWNTOWN VANCOUVER	25 minutes
US BORDER CROSSING	40 minutes

**TRANSIT TIMES**

WALK TO LANSDOWNE STATION	60 seconds
YVR AIRPORT	5 minutes
DOWNTOWN VANCOUVER	20 minutes
OAKRIDGE CENTRE	15 minutes

Contact for more information

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