

FOR LEASE

| Unit 710 5599 No 3 Road
Richmond, BC

Opportunity to lease 1186 sq.ft. of AAA office in the heart of Richmond



Tommy Cao Personal Real Estate Corporation
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Remax Heights Realty
400 4370 Dominion St., Burnaby, B.C., V5G 4L7

FOR LEASE

Unit 710 - 5599 No. 3 Road
Richmond, BC



Opportunity

Great opportunity to lease a 1186 sf corner office unit at the newly constructed Offices at Luxe development. Strategically positioned at the intersection of Lansdowne and No. 3 Road, this master planned, large-scale development provides seamless connectivity to the Lansdowne Canada Line SkyTrain Station, Lansdowne Centre Mall, and YVR Airport. Amenities including 2 lounge and 2 boardrooms, One secured parking included!

Property details

UNIT SIZE
1168 SF

CURRENT ZONING
ZMU38 - High Density Mixed Use Lansdowne Village (City Centre)

YEAR BUILT
2025

LEASE RATE
\$35/sf base rent, \$16/sf additional rent (2025)

AVAILABILITY
NOW




TRAFFIC COUNTS

No. 3 Road	26,132 VPD
Lansdowne Road	11,195 VPD

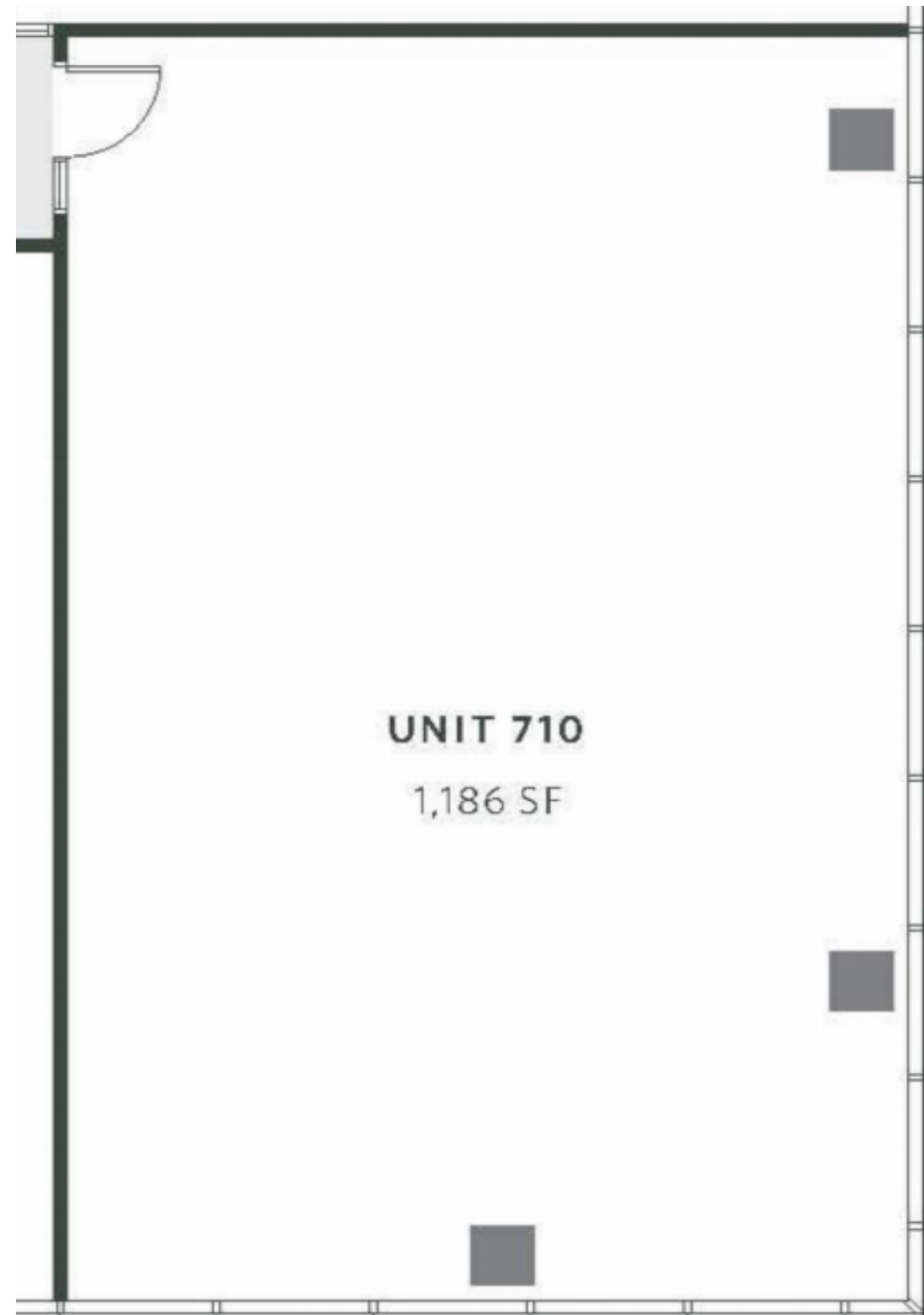
Property features

-  Expansive, double-height lobby with soft seating area to welcome clients
-  Common washroom facilities on each level
-  Striking floor-to-ceiling windows
-  Exposed concrete floors and columns
-  Roller blinds for sunlight control
-  87 visitor parking stalls
-  Communal outdoor amenity BBQ area and lounge seating
-  End-of-trip bicycle facilities (washrooms/showers/lockers/changerooms)

Area highlights

-  Situated adjacent to the Lansdowne Mall redevelopment, which features 24 new residential towers and 600,000 sf of retail space
-  New mixed office/residential hub located in the heart of Richmond
-  Easy connections to Downtown Vancouver and Richmond via Canada Line

Floorplan



No 3 Road



DRIVE TIMES	
Lansdowne Canada Line Station	1 minute
Highway 99	5 minutes
Oakridge Centre	5 minutes
YVR Airport	7 minutes
Highway 91	9 minutes
Metropolis at Metrotown	25 minutes
Downtown Vancouver	25 minutes
US Border Crossing	40 minutes



82 Transit Score
"Excellent Transit"



80 Walk Score
"Very Walkable"



72 Bike Score

Contact for more information



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