

**FOR
LEASE**

**#150 - 21900 WESTMINSTER HWY
RICHMOND, BC**



BRADEN HALL

braden@davieshall.ca

(604)718-7302

STEVE HALL

steve@davieshall.ca

(604)718-7317

PETER HALL

PERSONAL REAL ESTATE CORPORATION

peter@davieshall.ca

(604)718-7303



FOR LEASE

OFFICE/WAREHOUSE

#150 - 21900 WESTMINSTER HWY, RICHMOND, BC

LOCATION:

The subject premise is strategically located in the centre of East Richmond providing excellent exposure to Westminster Highway and Highway 91 (the East West Connector). Within minutes of the Alex Fraser, Queensborough and Knight Street Bridges, and the newly constructed South Fraser Perimeter Road, this location provides excellent access to Vancouver, Burnaby, Richmond, Coquitlam, New Westminster, North Delta, Vancouver International Airport and the United States border. Convenient public transit access is also now available.

ZONING: I-B1

UNIT SIZE: 1,636 square feet

UNIT FEATURES: OFFICE

- Excellent glazing with views
- T bar ceiling
- Fluorescent lighting
- Carpeting throughout
- Highway exposure

WAREHOUSE

- Grade level loading
- Lots of natural light
- Overhead unit heater
- Coffee bar & sink
- 11 ft. clear ceiling height
- Handicap accessible washroom

PARKING: Five (5) parking stalls plus extra common area available

LEASE RATE: \$23.00 per sq. ft plus G.S.T. (or) \$3,135.67 per month plus G.S.T.

OPERATING COSTS &

PROPERTY TAXES: \$8.18* per sq. ft plus G.S.T. (or) \$1,115.20* per month plus G.S.T.

**Including Management Fee / Not including heat & light*

AVAILABLE: Immediately

