

FOR LEASE - 16,187 SQUARE FEET OF LEED GOLD OFFICE SPACE

2000 - 6900 GRAYBAR ROAD, RICHMOND, BC

AVAILABLE IMMEDIATELY



## LOCATION

This property is situated in the Shelter Island Commerce Centre with river views, located in East Richmond and just off the East-West Connector. This property is served by Translink bus route 410 which provides direct transportation to and from the 22nd Avenue Station in New Westminster and the Lansdowne Station in Richmond.

## UNIT FEATURES

- > 4 Private washrooms including Handicap
- > 1 Boardroom / 3 meeting spaces
- > 1 Lunchroom
- > 1 Gym
- > 24 Workstations
- > 30 Private offices
- > 3 Private balconies

### KEVIN MCPHAIL

Vice President, Leasing  
Office: (604) 273 - 7505  
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### FARRELL ESTATES LTD

220 - 6911 Graybar Road  
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## BUILDING FEATURES

- > 2014 NAIOP Mixed Use Award Winner
- > Built to Leed Silver standards
- > Concrete tilt-up construction with extensive glazing & architectural features
- > Metal canopy above dock & grade level doors
- > Built to suit A/C Office / Showrooms and Mezzanine areas
- > Flexible bay/unit sizes
- > EFSR Sprinklered
- > Exterior employee amenity area

## ZONING

IB-1 Industrial allowing for a wide range of office and industrial uses including manufacturing, distribution, warehousing, assembly and high tech office. 100% office uses are welcome under zoning

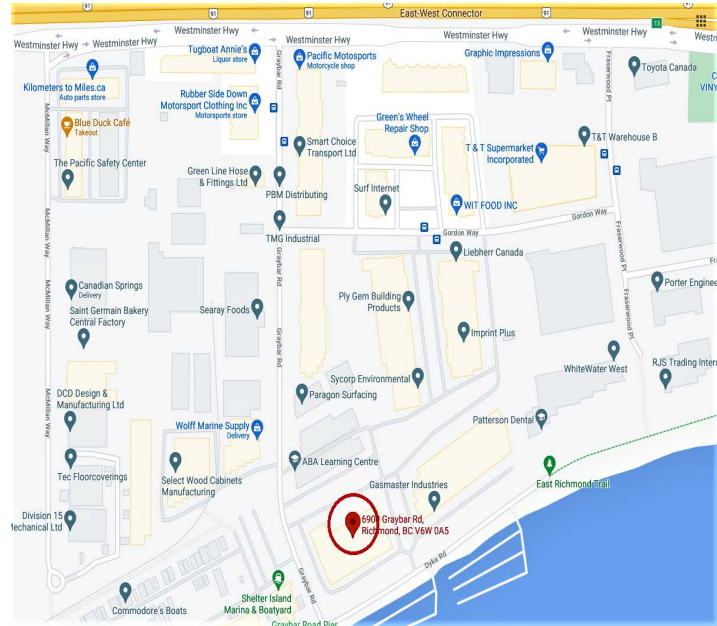
## PROPERTY HIGHLIGHTS

### AVAILABLE BUILDING AREAS:

Units #2340-2380 - 16,187 square ft.

**OPERATING COSTS & TAXES:** Estimated at \$6.97 per square foot (2025)

**LEASE RATE:** Contact listing agent



## Contact Us For Further Information

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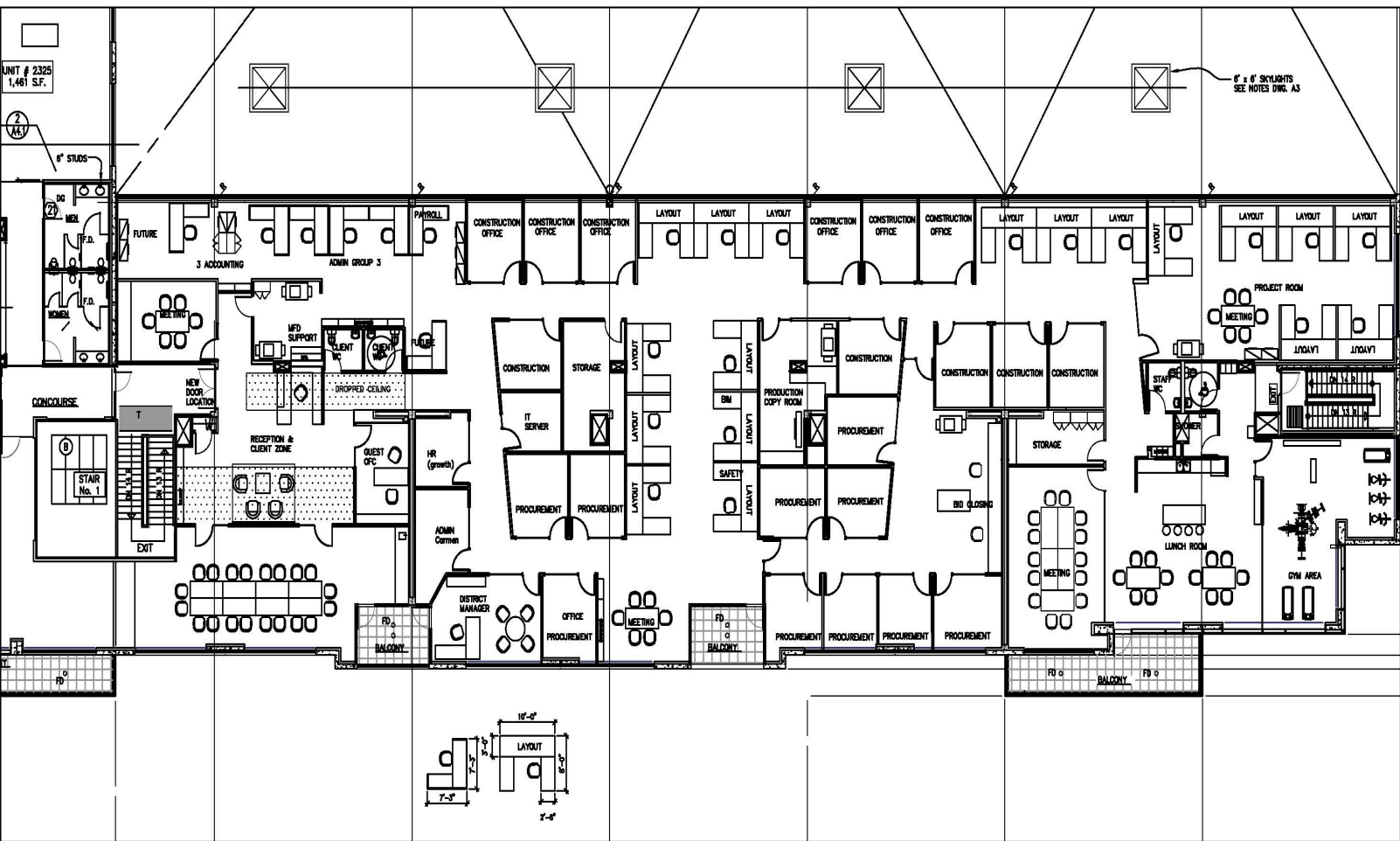
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## Farrell Estates LTD.

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# FLOOR PLAN



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