

7031 WESTMINSTER HIGHWAY, RICHMOND
OFFICES FOR MEDICAL, PROFESSIONAL, AND CORPORATE USE

**FOR
LEASE**



WILLIAM | WRIGHT

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For Lease

7031 Westminster Highway, Richmond



Located in the heart of Richmond's City Centre, the Richmond Professional Building at 7031 Westminster Highway is an exceptional building designed for medical, professional, and corporate use. Spanning 31,563 square feet across three floors, the building features 33 office spaces and is positioned at the high-visibility intersection of Gilbert Road and Westminster Highway. Directly across from Richmond General Hospital, the site offers an optimal location for healthcare professionals and businesses seeking a well-connected and resource-rich environment.

218



Medical Building



**Adjacent to Richmond
Hospital**



**Elevator Access and
Wheelchair Accessible**



**Parking Available For \$100 per
stall per month**

Salient Facts

SIZES

Unit 100: ± 1,362 SF (*Available Fall 2026*)

Unit 165: ± 1,414 SF

~~Unit 207: ±~~ **LEASED**

Unit 218: ± 1,230 SF

Unit 285 ± 836 SF (*Can be leased with #218 for a total of 2,066 SF*)

PARKING

99 Surface Stalls

ZONING

ZC46

BASIC RENT

Contact Listing Agents

ADDITIONAL RENT

\$20.72/FT

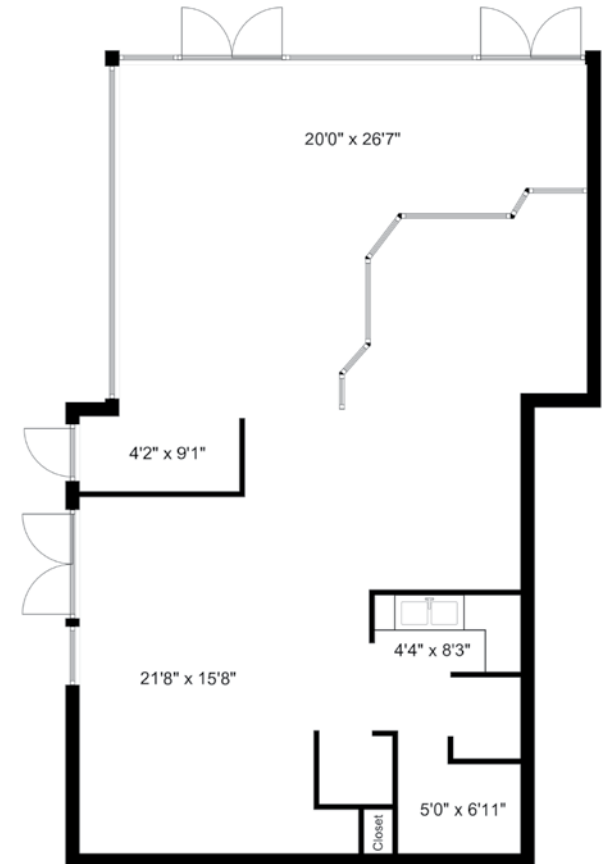


± 1,362 SF
Unit 100

URBAN DENTIST

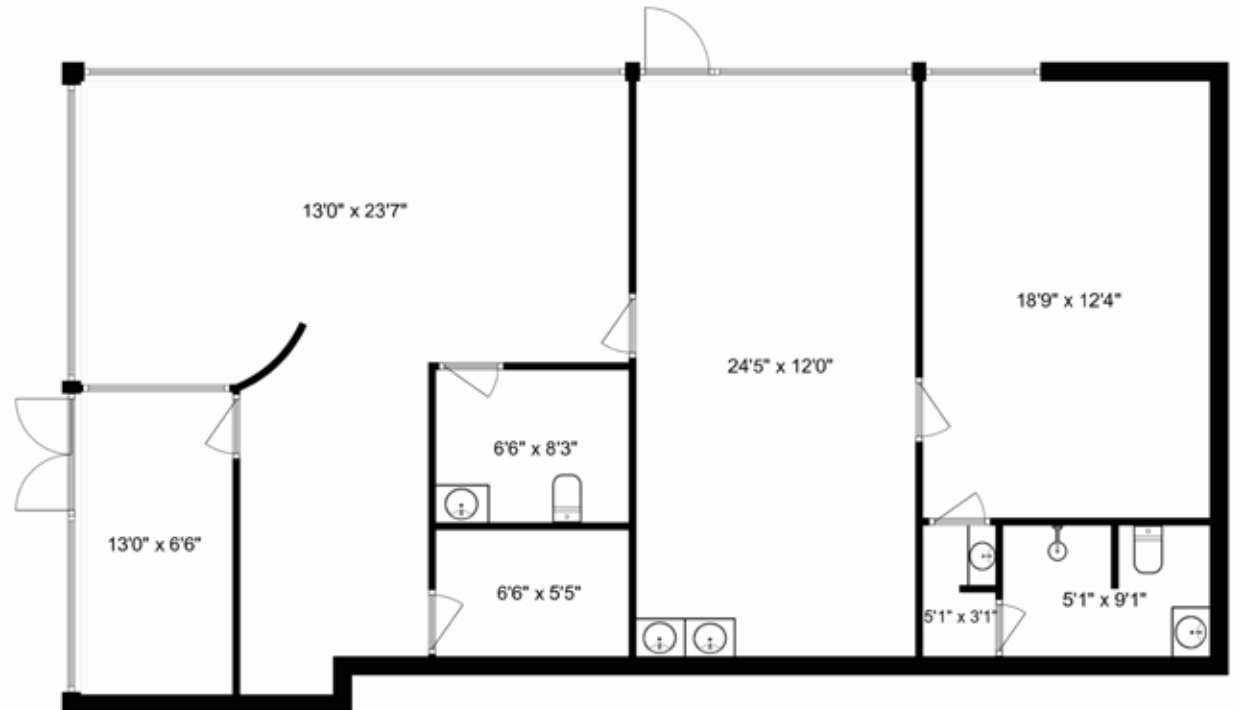
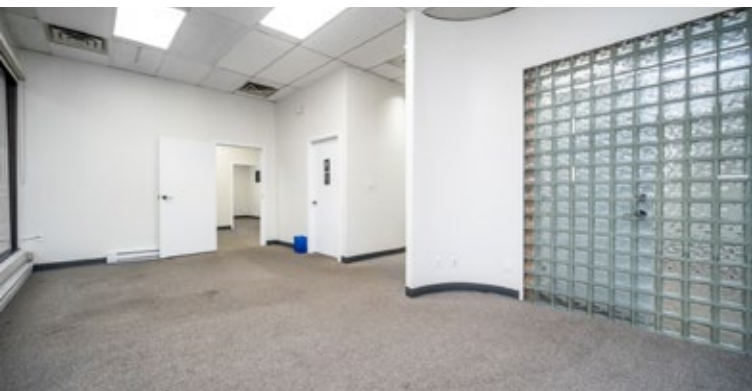


AVAILABLE FALL 2026



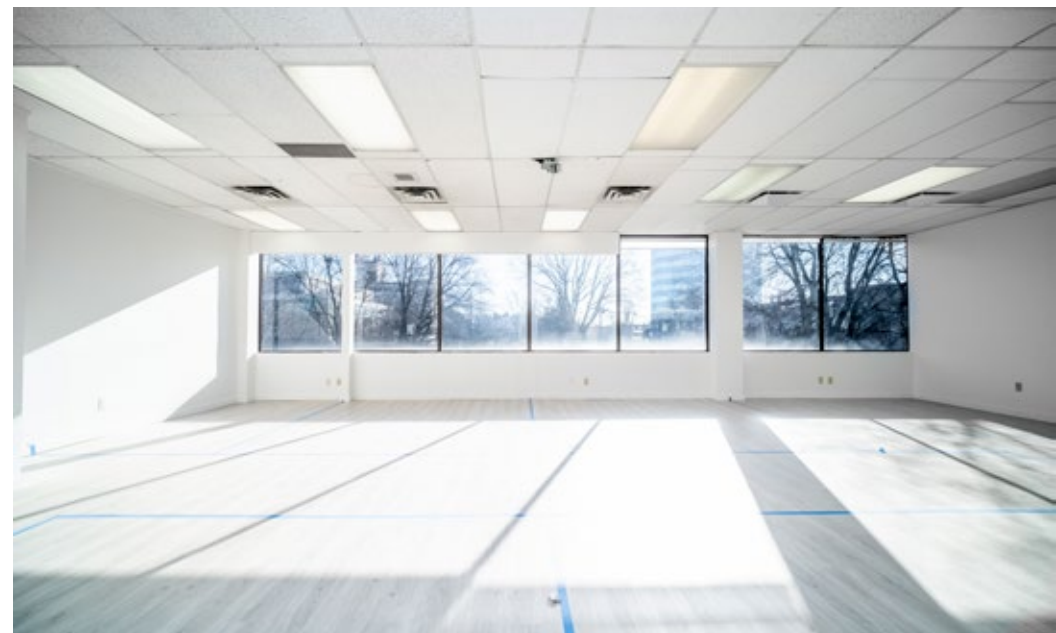
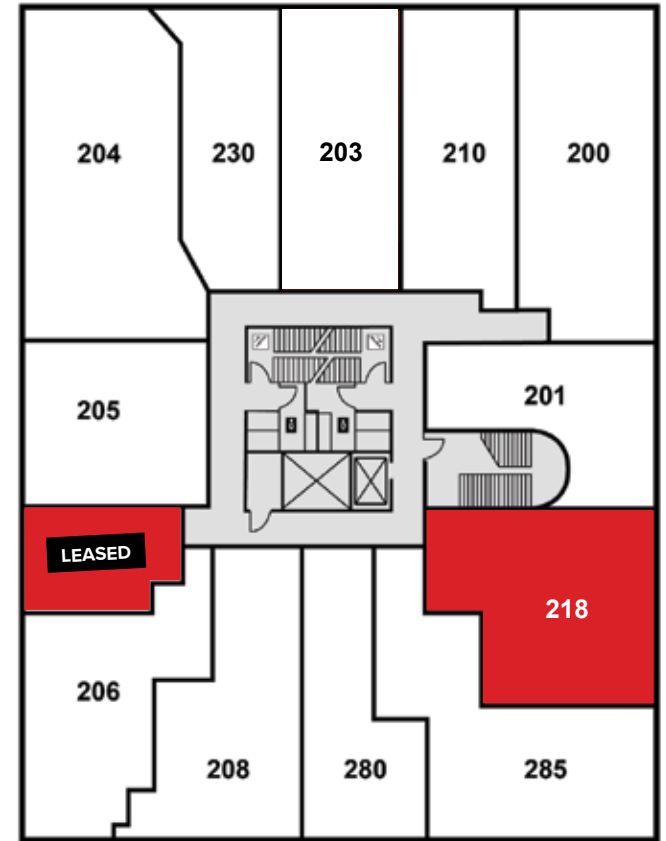
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

± 1,414 SF
Unit 165



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

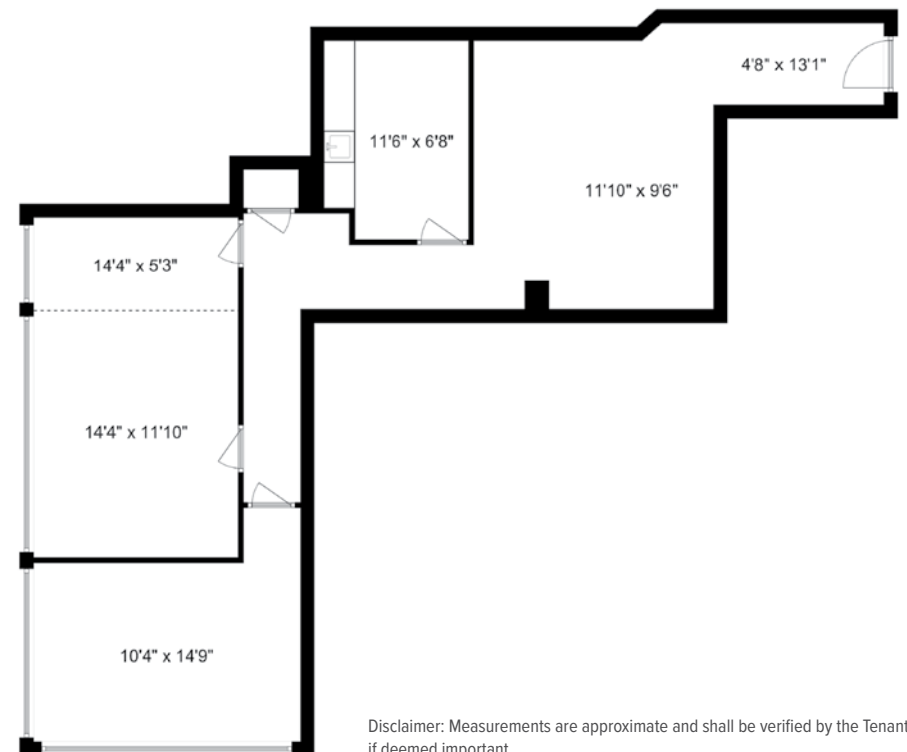
± 1,230 SF
Unit 218



± 836 SF
Unit 285



CAN BE LEASED WITH UNIT 218 WITH A TOTAL OF 2,066 SF



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

Location & Transit

Tenants benefit from proximity to CF Richmond Centre, one of Richmond's leading shopping destinations, offering retail, banking, and essential services. Nearby grocery options include T&T Supermarket and Save-On-Foods, ensuring convenience for employees and visitors. With a central location, excellent transit connectivity, and access to key amenities, the Richmond Professional Building is an outstanding choice for businesses looking to establish themselves in one of Richmond's most dynamic commercial hubs.

Major Roads & Highways

Easy access to Westminster Highway, No. 3 Road, and Highway 99, ensuring quick connections to Downtown Vancouver, YVR Airport, and surrounding cities.

SkyTrain Access

Just a 7-minute walk to Richmond-Brighouse Station on the Canada Line, providing rapid transit to Downtown Vancouver, Vancouver International Airport, and other Metro Vancouver destinations.

Bus Routes

Well-served by multiple bus routes along Westminster Highway and Gilbert Road, offering efficient transit connections to local neighbourhoods and business districts.

Contact Listing Agent

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Restaurants & Cafes

Afuri Ramen
Baiyulan
Baquette Vietnamese
Bistro
Boiling Point
Chef Tony Seafood
Chinese Sauerkraut Fish
Claypot Hot Pot and BBQ
Cocoru Beer & Chicken
Earls
Gyu-Kaku Japanese BBQ
HaiDiLao HotPot
Happy Lamb Hot Pot

Happy Tree House BBQ
Icy Bar
Izumiya Japanese
Marketplace
Koto Izakaya
Matsuyama
McDonald's
Neptune Seafood
Starbucks
Sun Sui Wah Seafood
The Dolar Shop
White Spot

Retail

Aberdeen Centre
Dollar Smart
Empire Centre
H-mart
Lansdowne Centre
Best Buy
T&T Supermarket
New 2000 Supermarket
Parker Place
Price Smart Foods
Real Canadian
Superstore
Staples
Walmart

Services

RBC
Kwantlen Polytechnic
University
LifeLabs
Mobil
Scotiabank
Service Canada
TD Canada Trust
Vancity