

# FOR LEASE

**wpm**  
WARRINGTON PCI  
MANAGEMENT



PRIME OFFICE LEASING OPPORTUNITIES  
**3600 LYSANDER LANE, RICHMOND BC**



## **PRIME LOCATION IN RICHMOND**

Located on Sea Island in Richmond, 3600 Lysander Lane is a conveniently located Class A office building. This professionally managed building was constructed in 1989 and has seen regular updating to the common areas and facilities. The total building comprises 115,000sf of office space over 5 floors.

Many of the spaces in the building offer private patio space overlooking the river. The building features an impressive lobby entrance and seating areas for staff and guests. The building backs onto expansive outdoor greenspace with picturesque views of the river and nearby marina. The property is in close proximity to the airport, public transit and major transportation routes.



# BUILDING INFORMATION

## BASIC RENT:

Inquire for Additional Information

## ADDITIONAL RENT:

\$13.85psf (2022 estimate)

## YEAR BUILT:

1989

## BUILDING HOURS:

7:30am to 5:30pm Mon – Fri

## NUMBER OF FLOORS:

5

## PARKING:

Ratio of 1 stall per 500sf \$75.00  
plus applicable taxes per stall  
Free customer parking

## AMENITIES:

- Fitness room
- Men's & Women's shower facilities
- Bike Lock-up Area
- Outdoor greenspace
- Ample seating in lobby
- Back-up generator for emergency power
- Prominent pylon signage for tenants
- Security patrols

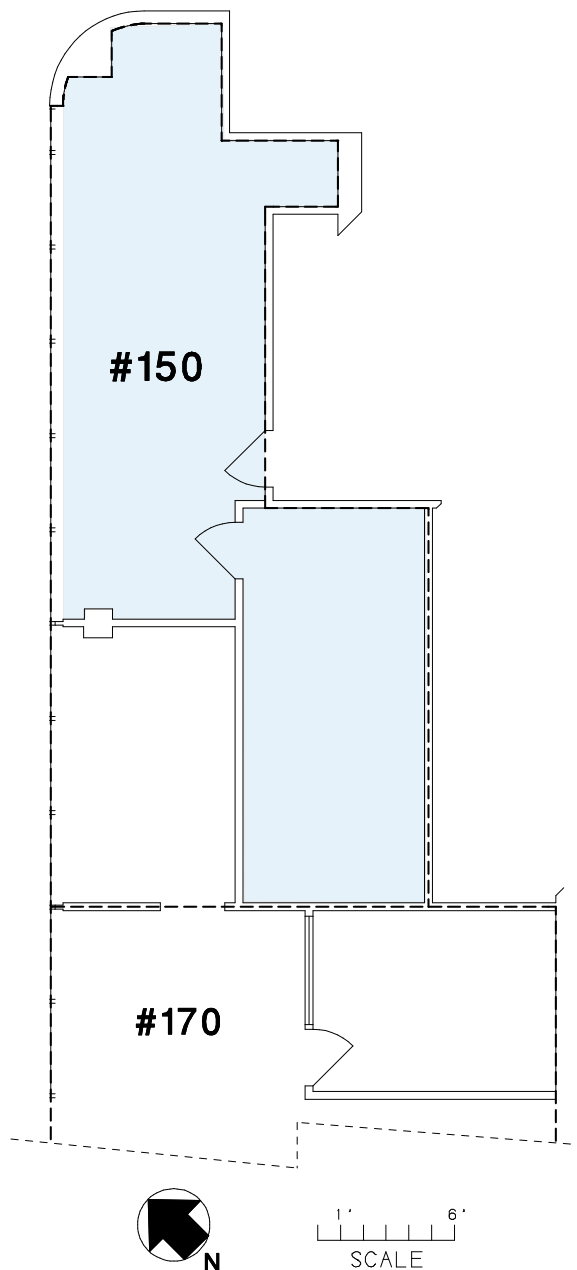


# #150 – 3600 Lysander Lane, Richmond

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 951sf | Available Immediately

Small professional office with large fully equipped and built out server room, ideal for small data center or for full conversion to a typical office.



**JEFF TOEWS**

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300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3



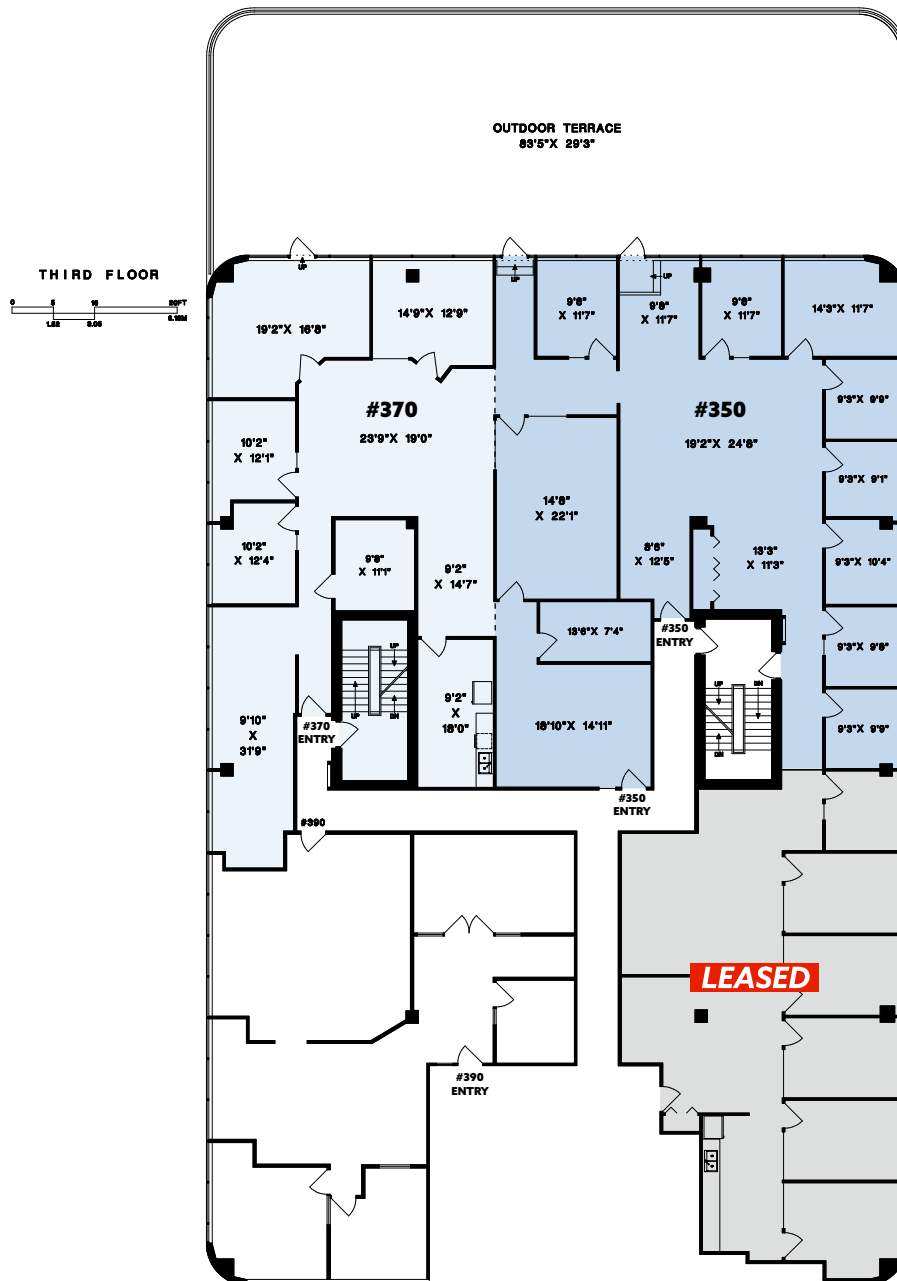
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# #350/#370 – 3600 Lysander Lane, Richmond

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 5,840sf | Demising Options #350: 3,463sf, #370: 2,377sf | Available Immediately

Spacious and recently improved office unit which can be demised into two units. Perimeter offices and kitchen space. Common area washroom. Oversized private deck with views of the Fraser River and ample green space.



## Demising Example:

#350 - 3,463sf

#370 - 2,377sf

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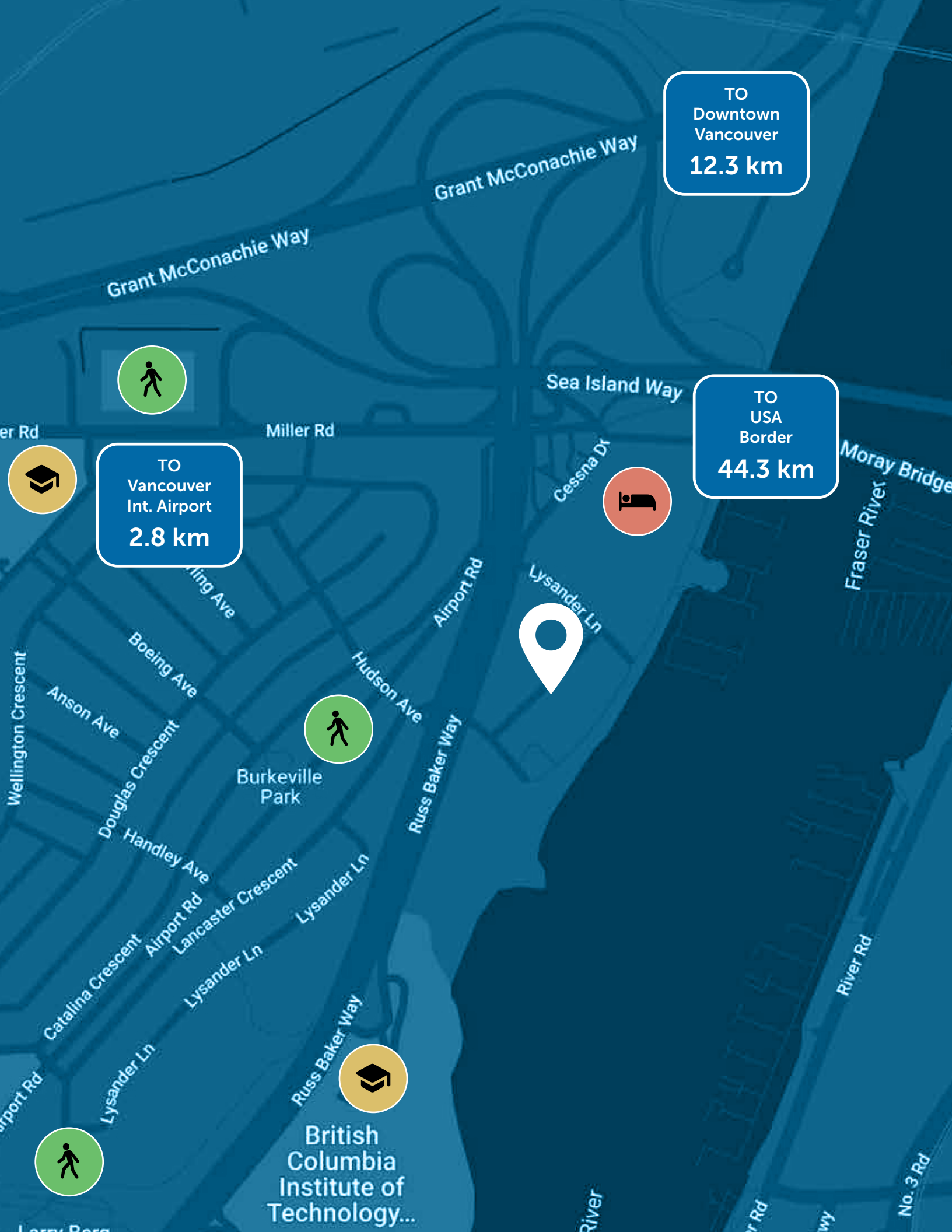
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TO  
Downtown  
Vancouver  
**12.3 km**

TO  
USA  
Border  
**44.3 km**

TO  
Vancouver  
Int. Airport  
**2.8 km**

British  
Columbia  
Institute of  
Technology...







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# LEASING ENQUIRIES

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