

FOR LEASE



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Your
Company
Name

UP TO 61,896 SF WAREHOUSE/OFFICE Available

4620 Viking Way, Richmond

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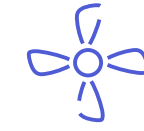
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Building Overview

| | | |
|---|--|------------------|
| Civic Address | 4620 Viking Way, Richmond | |
| Location | Located in the International Business Park bordered by Cambie & Knight Street in North Richmond | |
| Total Building Area* | Ground Floor Office | 11,821 SF |
| | Second Floor Office | 14,075 SF |
| | Warehouse | 36,000 SF |
| | TOTAL | 61,896 SF |
| <i>*Measurements are approximate and should be verified</i> | | |
| Demising options available for 12,141 SF, 23,229 SF and 26,525 SF, or a combination | | |
| Loading | <ul style="list-style-type: none"> Twelve (12) dock doors with levelers and rain canopies One (1) ramp to grade level loading door | |
| Ceiling Height | 20' clear | |
| Parking | Ample on-site parking | |
| Loading Court | 70' loading court, secured and gated | |
| Sprinklers | Fully sprinklered | |
| Lighting | Office is mix of T8 and LED, warehouse is T5 | |
| Available | October 1, 2026 | |
| Asking Rate | Contact listing agents for lease rate | |
| Additional Rent (est. 2026) | \$7.24/SF (excluding management fee, hydro and gas) | |



Highlights of 4620 Viking Way



HVAC and temperature control systems within warehouse and throughout office facilities



Main building service is three-phase power, 600 amp @ 600 volt



Freight elevator (909kg max) connecting to the mezzanine office level (6' x 5')



Quick access to Highways 91/99



North, East, South and West bound bus transit stations at the complex entrance



Impeccably maintained landscaping with an on site operations manager

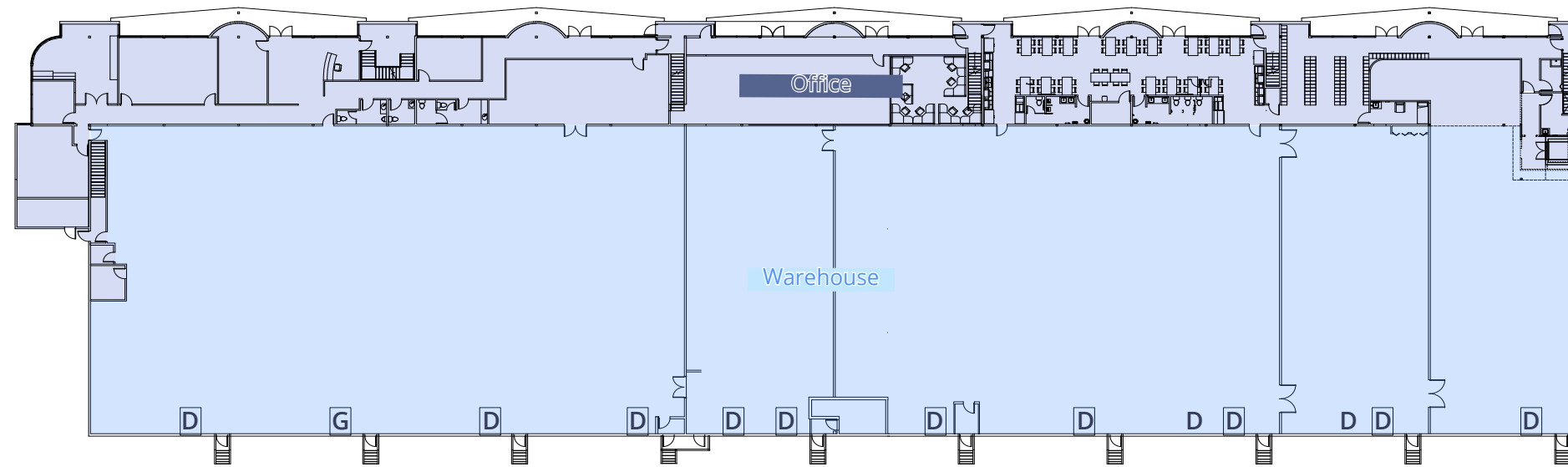


Owned and managed by B.U.K. Investments



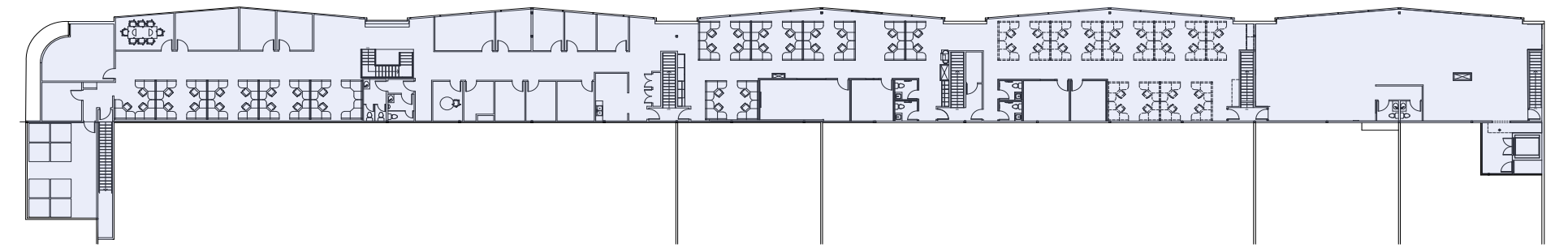
Floorplans

Ground Floor

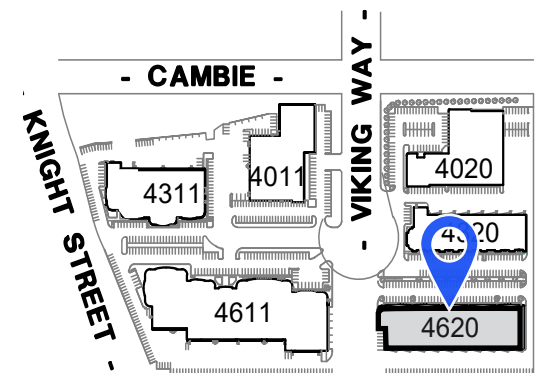


G - Grade door D - Dock door

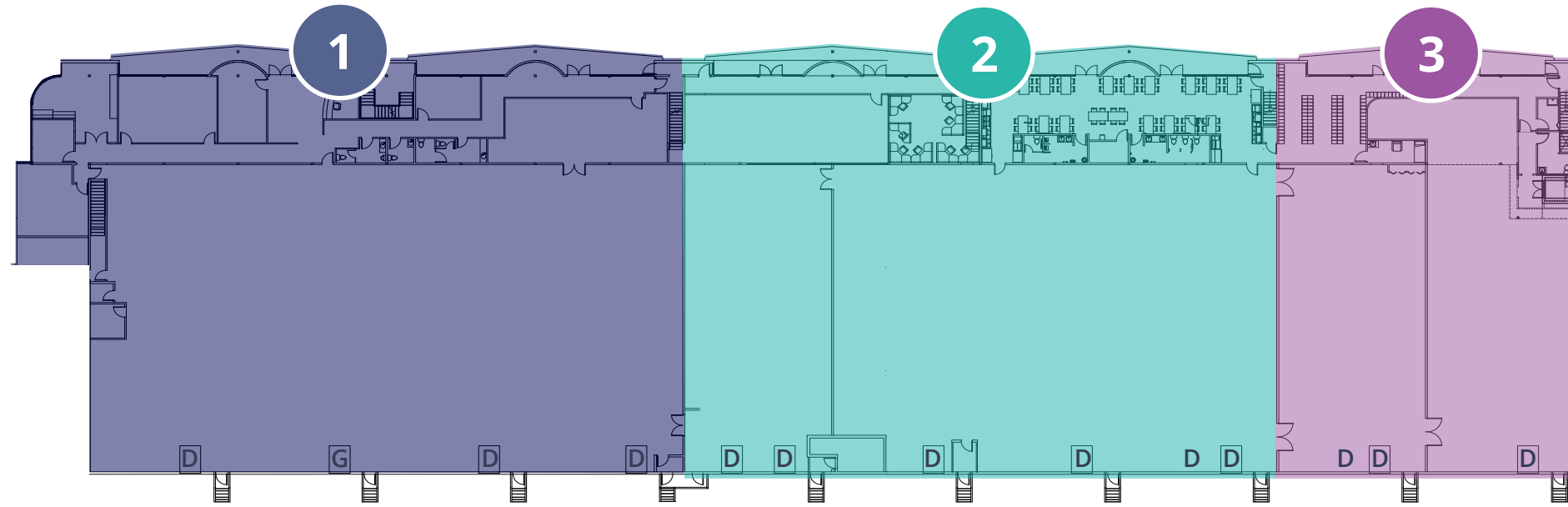
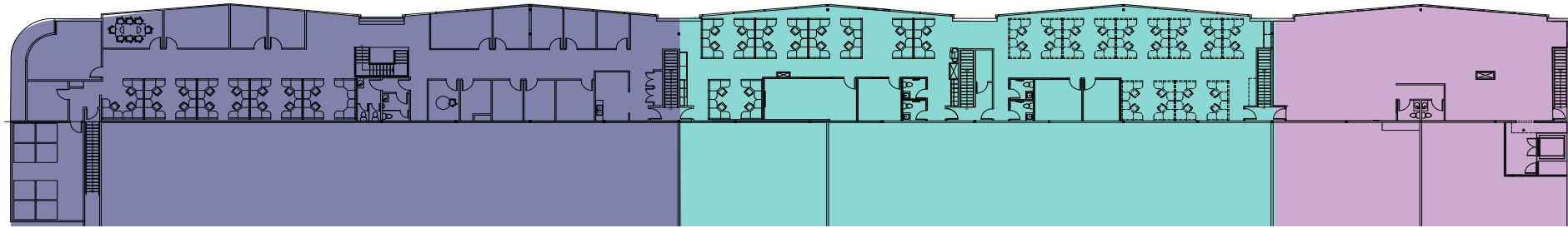
Second Floor Office



- Ample natural light, with north facing glazing across the entire ground and second floor
- Open and collaborative workspaces
- Several private offices throughout
- Eight (8) washrooms throughout
- Multiple kitchenette facilities
- Large lunch and break room on the ground floor
- Freight elevator access



Demising Options



G - Grade door D - Dock door

Option 1*

| | |
|---------------------|------------------|
| Ground Floor Office | 5,776 SF |
| Second Floor Office | 6,350 SF |
| Warehouse | 14,400 SF |
| TOTAL | 26,526 SF |

Option 2*

| | |
|---------------------|------------------|
| Ground Floor Office | 3,679 SF |
| Second Floor Office | 5,150 SF |
| Warehouse | 14,400 SF |
| TOTAL | 23,229 SF |

Option 3*

| | |
|---------------------|------------------|
| Ground Floor Office | 2,366 SF |
| Second Floor Office | 2,575 SF |
| Warehouse | 7,200 SF |
| TOTAL | 12,141 SF |

*Measurements are approximate and should be verified





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