

**FOR
SUB-LEASE**

**2ND FLOOR #313 - 13988 CAMBIE ROAD
RICHMOND, BC**



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FOR SUB-LEASE

SECOND FLOOR OFFICE

#313 - 13988 CAMBIE ROAD, RICHMOND

LOCATION:

The subject property is primely located at the corner of Cambie Road and No. 6 Road in Richmond and enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 30 minutes away via the Knight Street Bridge or the Oak Street Bridge, the Vancouver International Airport is 15 minutes away via Cambie Road or Bridgeport Road, the US Border is 30 minutes away via Highway 91 or Highway 99 and all locations east via Marine Way, Highway 17 and the Trans-Canada Highway.

ZONING: IB-1

AREA: 1,750 sq. ft.

FEATURES:

- Corner unit providing an abundance of natural Northern light	- Carpet and vinyl plank throughout
- Fully air-conditioned	- 100 sq. ft. mail/storage room (approx.)
- Grand stair case	- Sunshades in windows
- Open reception area	- Well appointed private washroom
- Corner 20' x 14' boardroom	- Phone/fibre optic room
- Corner 12' x 16' private office	- Wiring for front door alarm system
- 12' x 10' private office	
- 16' x 40' open work area	
- Coffee bar, sink, microwave, dishwasher & refrigerator	

PARKING: Three (3) parking stalls plus eleven (11) visitor stalls right out front of unit

LEASE RATE: \$17.00 per sq. ft. plus GST (or) \$2,479.17 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$8.61* per sq. ft. plus GST (or) \$1,255.63* month plus GST

**Including Heat & Light*

LEASE EXPIRY: July 31, 2026