

**35,370 SF LEASED**

**ONLY 25,928 SF REMAINS**



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## **25,928 SF WAREHOUSE & OFFICE FLEX SPACE FOR LEASE**

**4620 Viking Way, Richmond**

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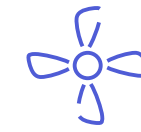
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# Building Overview

<b>Civic Address</b>	4620 Viking Way, Richmond	
<b>Location</b>	Located in the International Business Park bordered by Cambie & Knight Street in North Richmond.	
<b>Total Available Area*</b>	Ground Floor Office	5,195 SF
	Second Floor Office	6,232 SF
	Warehouse	14,502 SF
	<b>TOTAL</b>	<b>25,928 SF</b>
<i>*Measurements are approximate and should be verified</i>		
<b>Loading</b>	<ul style="list-style-type: none"><li>• Three (3) dock doors with levelers and rain canopies</li><li>• One (1) ramp to grade level loading door</li></ul>	
<b>Ceiling Height</b>	20' clear	
<b>Parking</b>	Ample on-site parking	
<b>Loading Court</b>	70' loading court, secured and gated	
<b>Sprinklers</b>	Fully sprinklered	
<b>Lighting</b>	Office is mix of T8 and LED, warehouse is T5	
<b>Available</b>	October 1, 2026	
<b>Asking Rate</b>	Contact listing agents for lease rate	
<b>Additional Rent (est. 2026)</b>	\$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



Three-phase power, 300 amp @ 600 volt



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

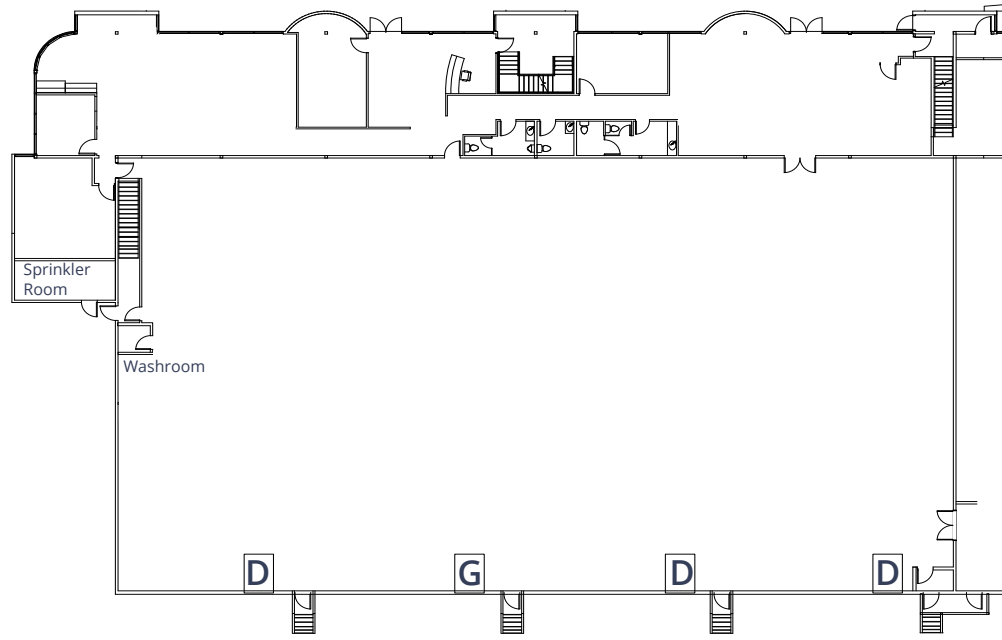


Owned and managed by B.U.K. Investments



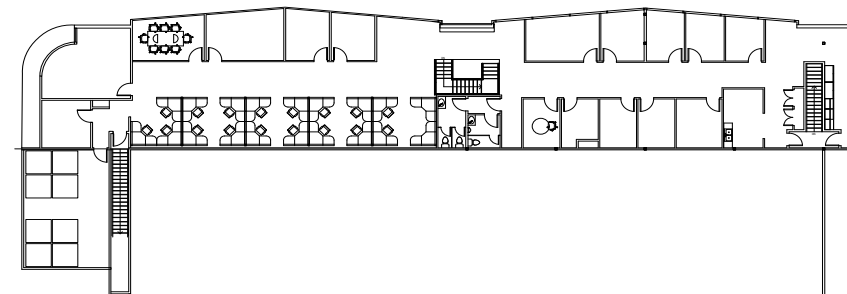
# Option 1 Floor Plan

## Ground Floor Warehouse & Office



G - Grade door D - Dock door

## Second Floor Office



### Option 1\*

Ground Floor Office	5,195 SF
Second Floor Office	6,232 SF
Warehouse	14,502 SF
<b>TOTAL</b>	<b>25,928 SF</b>

### Option 2\*

Ground Floor Office	3,679 SF
Second Floor Office	5,150 SF
Warehouse	14,400 SF
<b>TOTAL</b>	<b>23,229 SF</b>

### Option 3\*

Ground Floor Office	2,366 SF
Second Floor Office	2,575 SF
Warehouse	7,200 SF
<b>TOTAL</b>	<b>12,141 SF</b>

\*Measurements are approximate and should be verified



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