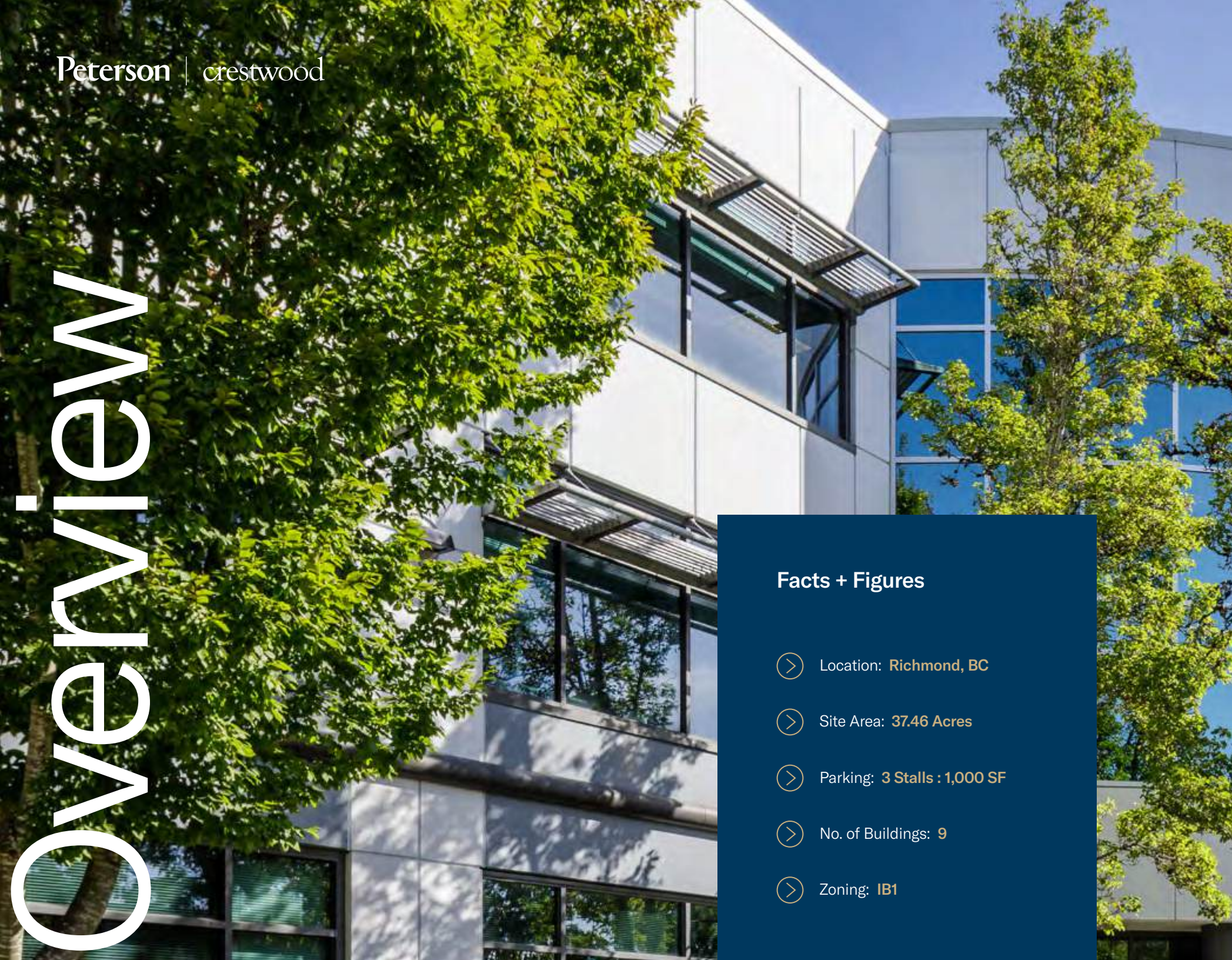


crestwood
CORPORATE CENTRE

LEASING OPPORTUNITY



Facts + Figures

- Location: **Richmond, BC**
- Site Area: **37.46 Acres**
- Parking: **3 Stalls : 1,000 SF**
- No. of Buildings: **9**
- Zoning: **IB1**

Crestwood Corporate Centre

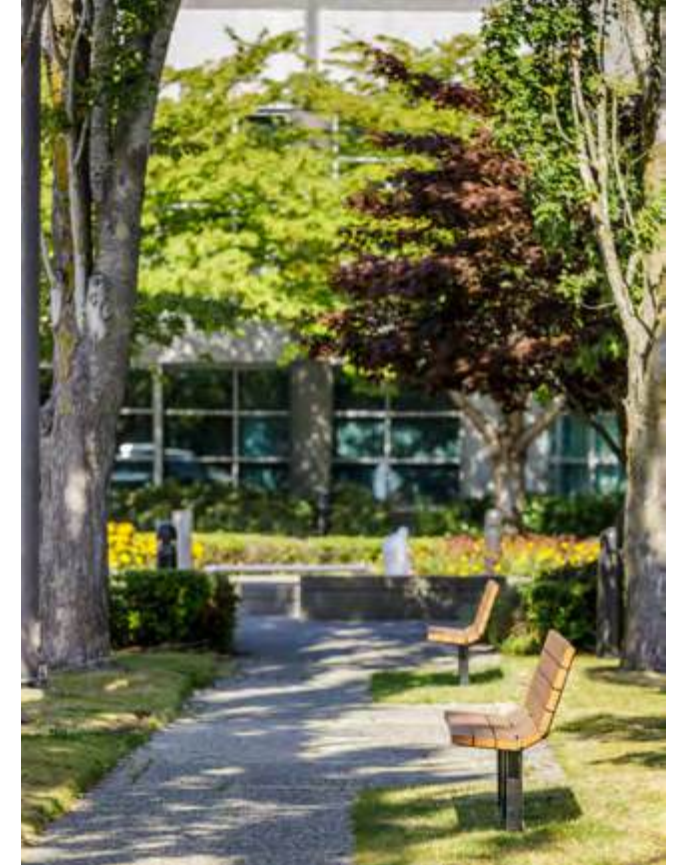
A growing innovation hub.

Crestwood Corporate Centre is more than your typical suburban business park. Its world-class campus and amenities attract businesses and people from around the world to one of Metro Vancouver's major technology hubs.







Set within a lush, green, 37-acre campus in Richmond, BC, Crestwood is comprised of 9 well-connected Class A to AAA office buildings.

Permitted Uses:

- | | |
|------------|----------------------------|
| Office | Industrial / Manufacturing |
| Restaurant | Recreation |
| Government | Childcare |



Amenities

-  State of the Art Fitness Facility
-  EV Charging Stations
-  2.2 KM Outdoor Running Trail
-  3 Daycares
-  End-of-Trip Facilities
-  Dedicated Shuttle Bus to Transit

The heart of the campus.

Crestwood is home to destination-worthy amenities that bring tenants and visitors together in the heart of the 37-acre campus. The property is home to a world-class fitness facility and multiple daycares. Only a few steps from Green Acres Golf Course, this campus is where excellence and convenience meet.



Tenant Amenities

The property offers high-quality tenant amenities including a dedicated tenant shuttle, which runs from the property to the centre of Richmond multiple times per day, a fitness centre, daycare, jogging trail, dog park, and more.



Green Building

Eight of our buildings have achieved BOMA Best and LEED Gold certification. As part of our continued commitment to sustainability and energy efficiency, Crestwood boasts 12 electric vehicle charging stations to accommodate up to 24 electric vehicles, and the buildings are controlled by a direct digital controls (DDC) system to improve comfort and productivity while reducing costs.



Location

A well-connected campus.

The property is conveniently located off the high-profile intersection of Knight Street and Westminster Highway, bordered by major thoroughfares with easy access to Delta, Surrey, New Westminister, and much of Vancouver. The campus benefits from a dedicated shuttle service to and from the Bridgeport Canada Line station.



Dedicated shuttle service to and from the Bridgeport Canada Line station.

Drive Times:

- > Richmond Centre: **8 Minutes**
- > YVR Airport: **10 Minutes**
- > Port of Vancouver: **25 Minutes**
- > Tsawwassen Ferry Terminal: **25 Minutes**
- > US Border: **30 Minutes**





Summary

BUILDING & ADDRESS	SIZE	AVAILABLE	FEATURES
BUILDING 2 13700 INTERNATIONAL PLACE			
SUITE 200	20,168 SF	Immediately	Fully built out with ten private offices, eight meeting rooms, five storage rooms, dedicated server room, kitchen, and ample open area for workstations.
SUITE 300	11,616 SF	Immediately	Fully built out with eleven private offices, three meeting rooms, four storage rooms, dedicated server room, kitchen, and ample open area for workstations.
SUITE 360	5,690 SF	Immediately	Fully built out with seven private offices, a boardroom, and ample open areas for workstations and collaborative space.
BUILDING 4 13551 COMMERCE PARKWAY			
SUITE 200	8,803 SF	Immediately	Full floor with predominantly open plan, eight offices, boardroom and kitchen / staff room.
BUILDING 6 13575 COMMERCE PARKWAY			
SUITE 160	3,824 SF	Immediately	Fully built out with 10 private offices, a boardroom, kitchenette, and open area for workstations.
SUITE 210	13,116 SF	Immediately	Fully built out with 20 private offices, a kitchenette, and open area for workstations.
BUILDING 7 13775 COMMERCE PARKWAY			
SUITE 130	3,729 SF	Immediately	Ground floor space offering a unique opportunity to lease an office with a small functioning lab. The office space features 1 private office, a boardroom, kitchen, and open area.
SUITE 150	7,270 SF	Immediately	Fully built out with thirteen private offices, a boardroom, a server/storage closet, a kitchen, and plenty of open work area.
SUITE 230	5,270 SF	Immediately	Fully built out with nine offices, a boardroom, kitchen/lunch room, storage room, and ample open area for workstations.
BUILDING 10 13711 INTERNATIONAL PLACE			
SUITE 100	Up to 26,000 SF	Immediately	Full ground floor available with option to demise as needed and back door loading area.
SUITE 120	1,500 - 2,500 SF	Immediately	Ground floor retail space complemented by approx. 1,200 sqft of patio space. The space offers the flexibility to bring any concept to life. Perfect for a cafe or business with food offerings.

Vacancy



13700 International Place

Building 2

Constructed in 1997, Building 2 comprises 81,672 SF of rentable area spread over three floors, with service from two elevators. The property also offers a total of 236 parking stalls.

The building has achieved BOMA BEST certification. It is outfitted with fibre optics, two washrooms per floor, fire detection, sprinkler, and security systems as well as barrier free access.



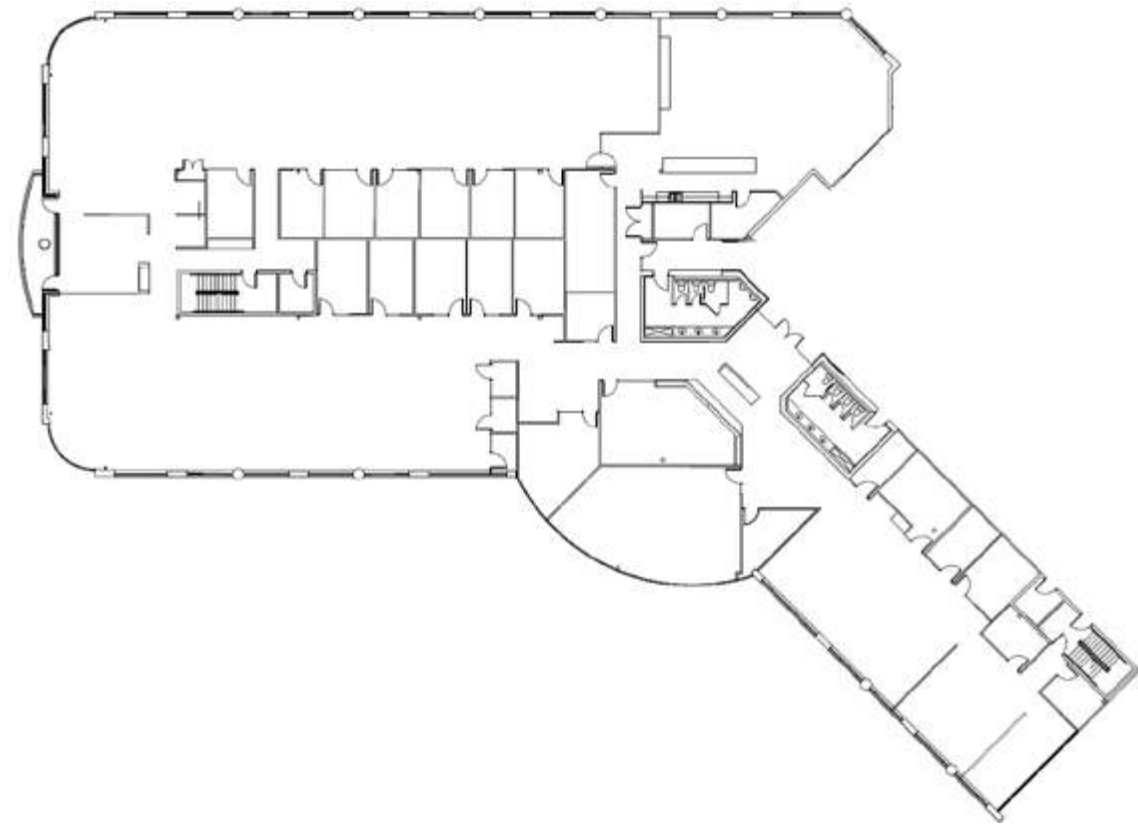
- > Vacancy: **3**
- > Class: **A**
- > Parking: **3 Stalls : 1,000 SF**
- > 2026 Taxes & Operating Costs: **\$12.65 PSF (estimate)**

Building 2 | Suite 200

Size: 20,168 SF

Availability: Immediately

Fully built out with 10 private offices, eight meeting rooms, five storage rooms, a dedicated server room, kitchen, and ample open area for workstations.



Dimensions, square footage and floor plans are approximate only. The owner reserves the right to make modifications or changes without notice.



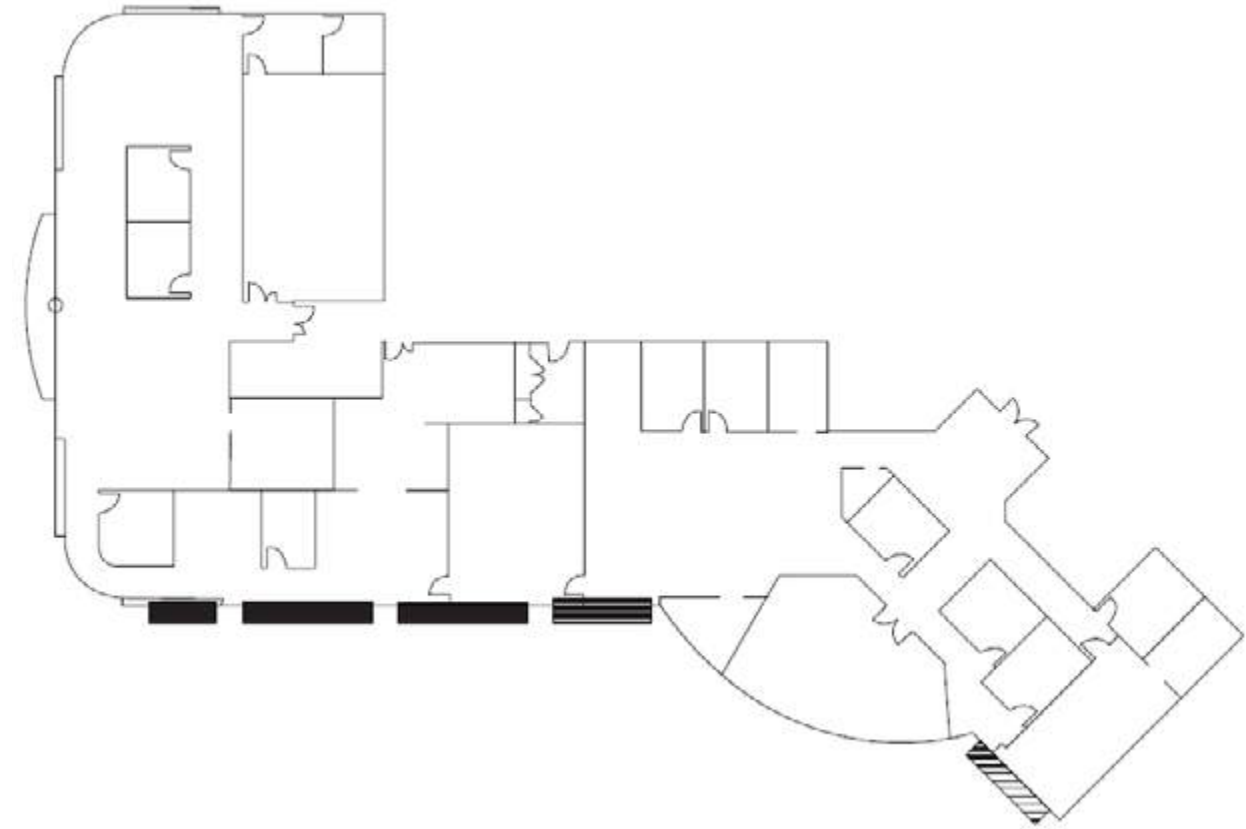
200

Building 2 | Suite 300

Size: 11,616 SF

Availability: Immediately

Fully built out with eleven private offices, three meeting rooms, four storage rooms, dedicated server room, kitchen, and ample open area for workstations.



Dimensions, square footage and floor plans are approximate only. The owner reserves the right to make modifications or changes without notice.



300



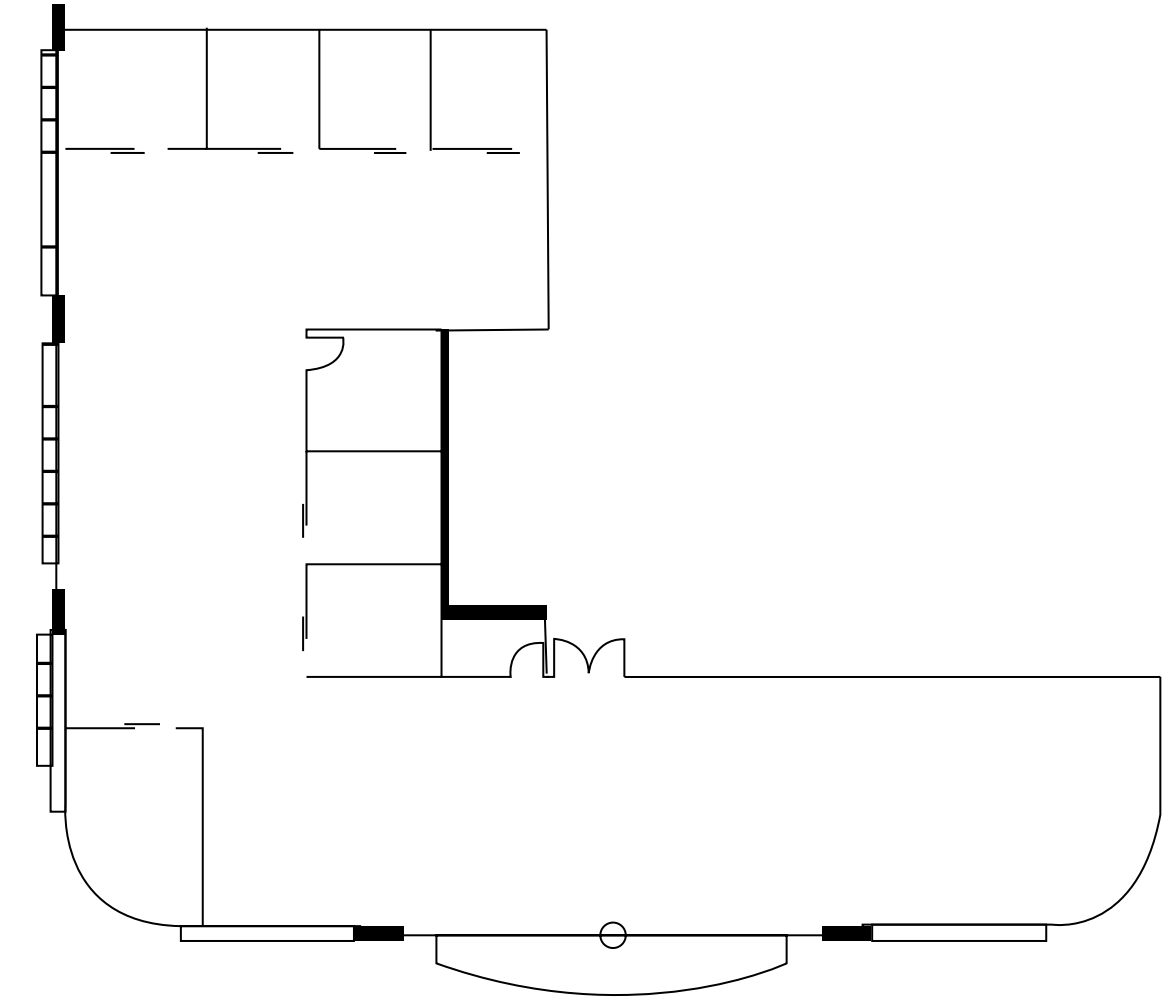
Building 2 | Suite 360

➤ Size: **5,690 SF**

➤ Availability: **Immediately**

Fully built out with seven private offices, a boardroom, and ample open areas for workstations and collaborative space.

360



Dimensions, square footage and floor plans are approximate only.
The owner reserves the right to make modifications or changes without notice.



Vacancy



13551 Commerce Parkway

Building 4

Constructed in 1989, with renovations completed in 2006, Building 4 comprises 54,788 SF of rentable area spread throughout two floors. The building is serviced by one elevator. The property offers 234 parking stalls shared with Building 3, as well as two loading doors.

The building has achieved BOMA BEST certification. It is outfitted with fibre optics, fire detection system, sprinkler system as well as security systems and barrier free access.



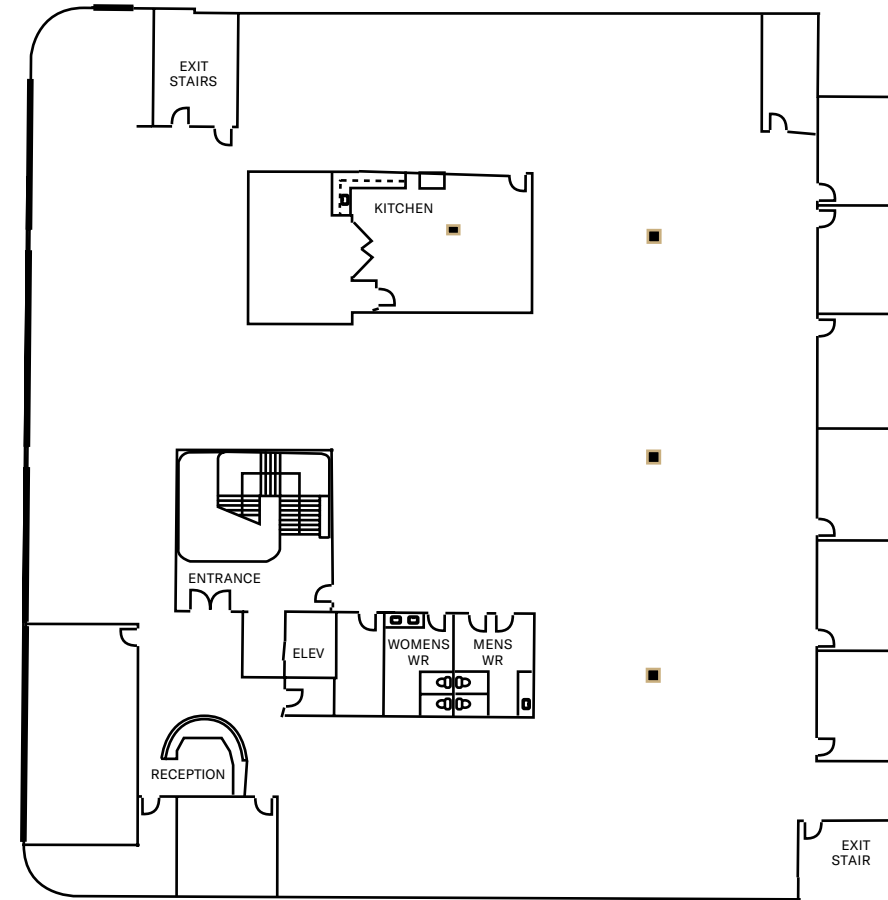
- > Vacancy: **1**
- > Class: **A**
- > Parking: **3 Stalls : 1,000 SF**
- > 2026 Taxes & Operating Costs: **\$13.63 PSF (estimate)**

Building 4 | Suite 200

Size: 8,803 SF

Availability: **Immediately**

Full floor with predominantly open plan, eight offices, boardroom and kitchen / staff room.



Dimensions, square footage and floor plans are approximate only.
The owner reserves the right to make modifications or changes without notice.



200



Vacancy



13575 Commerce Parkway

Building 6

Constructed in 1993, with renovations completed in 2005, Building 6 comprises 76,971 SF over two floors which are serviced by one elevator. The property offers 511 parking stalls shared with Building 5.

The building has achieved BOMA BEST certification. It is outfitted with fibre optics, fire detection, sprinkler, and security systems as well as barrier free access.

- > Vacancy: **2**
- > Class: **AAA**
- > Parking: **3 Stalls : 1,000 SF**
- > 2026 Taxes & Operating Costs: **\$15.37 PSF (estimate)**



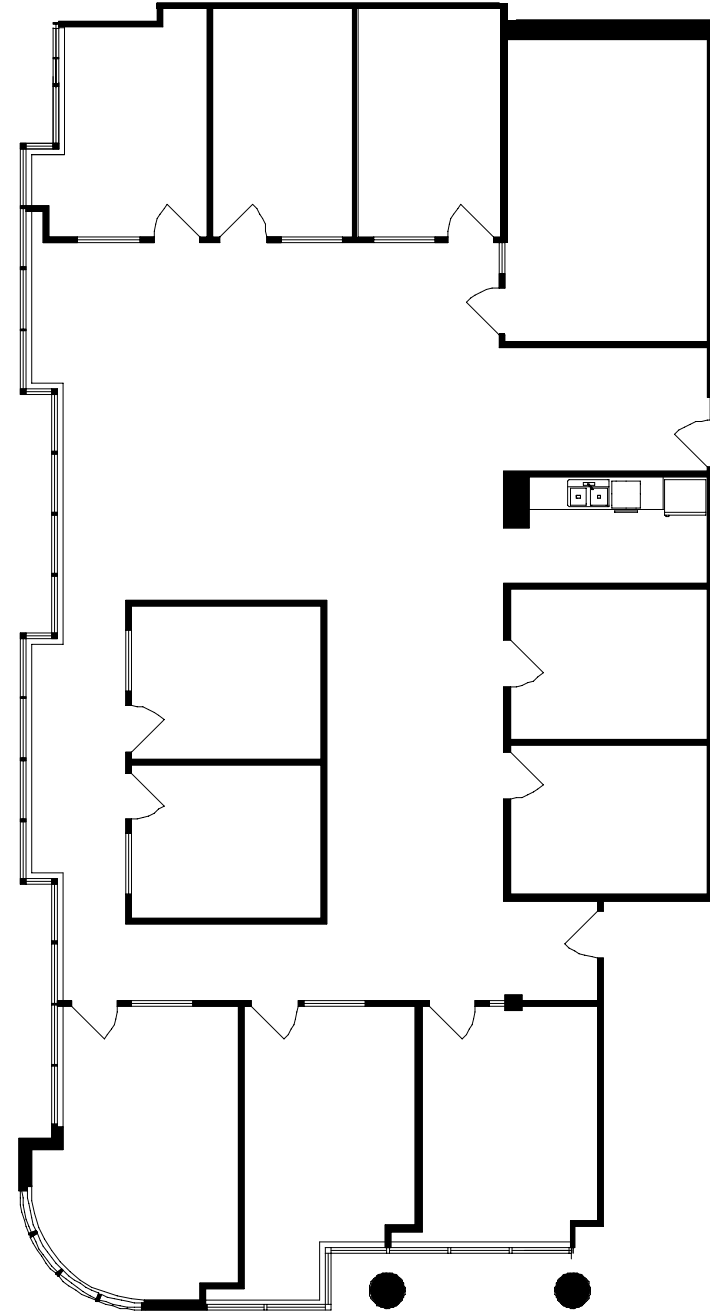
Peterson | crestwood

Building 6 | Suite 160

> Size: 3,824 SF

> Availability: **Immediately**

Fully built out with 10 private offices, a boardroom, kitchenette, and open area for workstations.



Dimensions, square footage and floor plans are approximate only.
The owner reserves the right to make modifications or changes without notice.



160

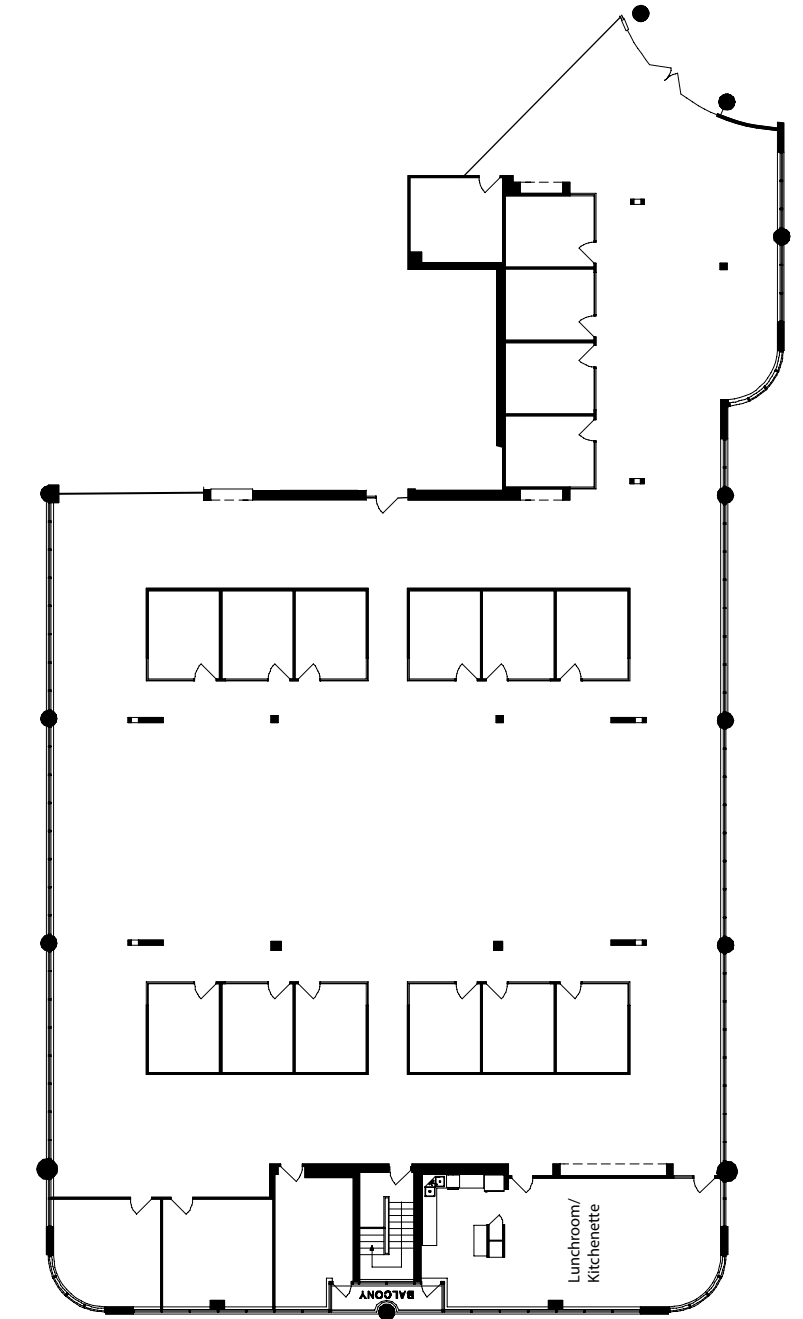
Peterson | crestwood

Building 6 | Suite 210

> Size: 13,116 SF

> Availability: **Immediately**

Fully built out with 20 private offices, a kitchenette/lunchroom, and open area for workstations.



Dimensions, square footage and floor plans are approximate only.
The owner reserves the right to make modifications or changes without notice.



210

Vacancy

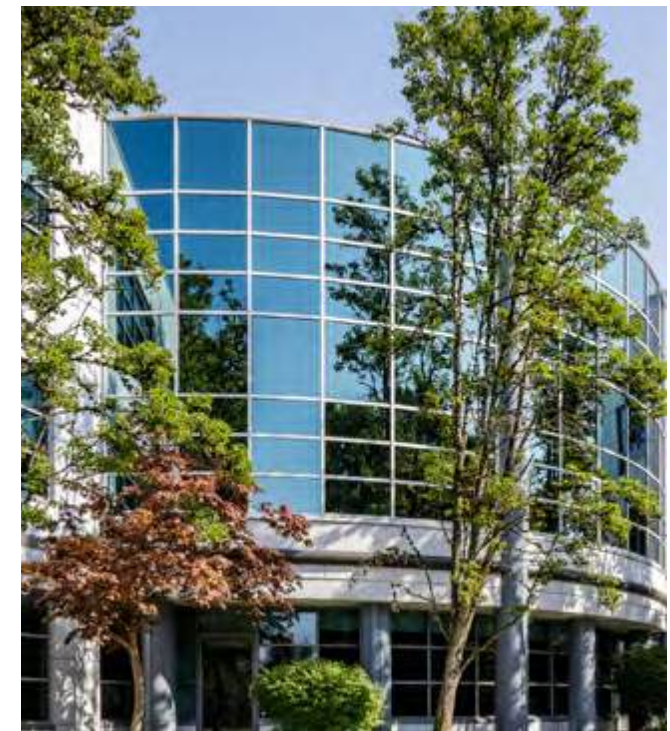


13775 Commerce Parkway

Building 7

Constructed in 1995, with renovations completed in 2006, Building 7 comprises 79,855 SF over three floors serviced by two elevators. The property offers 517 parking stalls shared with Building 8.

The building has achieved BOMA BEST certification. It is outfitted with fibre optics, fire detection, sprinkler, and security systems as well as barrier free access.



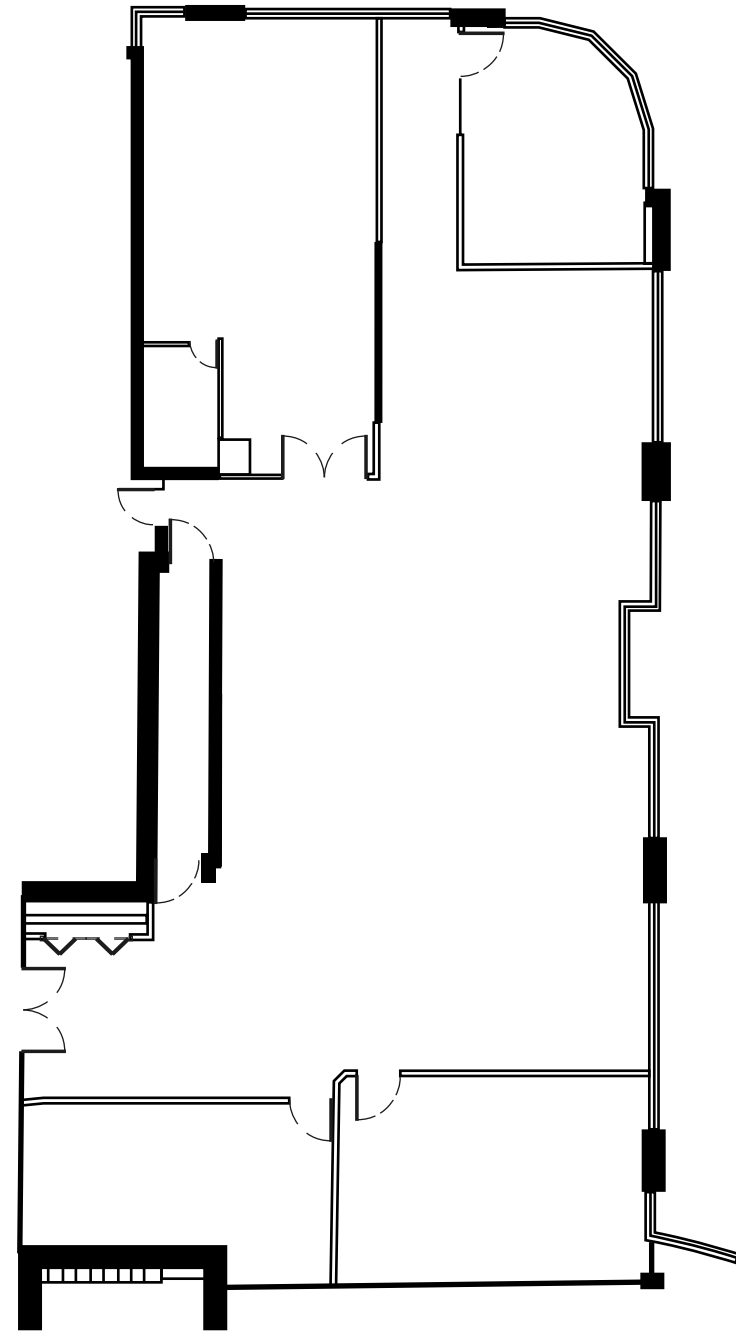
- > Vacancy: **3**
- > Class: **AAA**
- > Parking: **3 Stalls : 1,000 SF**
- > 2026 Taxes & Operating Costs: **\$13.81 PSF (estimate)**

Building 7 | Suite 130

> Size: 3,729 SF

> Availability: **Immediately**

Ground floor office space with a ~500 sqft functioning lab portion. Office space is comprised of one private office, one boardroom, a kitchen, and open area for workstations.



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Dimensions, square footage and floor plans are approximate only.
The owner reserves the right to make modifications or changes without notice.



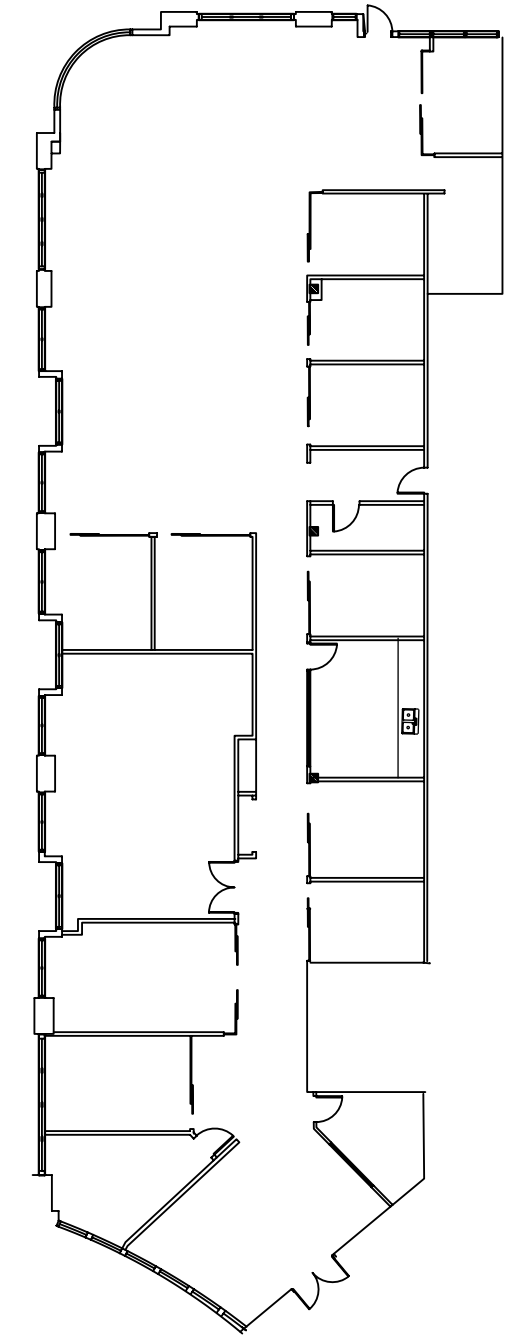
130

Building 7 | Suite 150

> Size: 7,270 SF

> Availability: **Immediately**

Fully built out with thirteen private offices, a boardroom, a server/storage closet, a kitchen, and plenty of open work area.



—
Dimensions, square footage and floor plans are approximate only.
The owner reserves the right to make modifications or changes without notice.



150



22

Peterson | crestwood

Building 7 | Suite 230

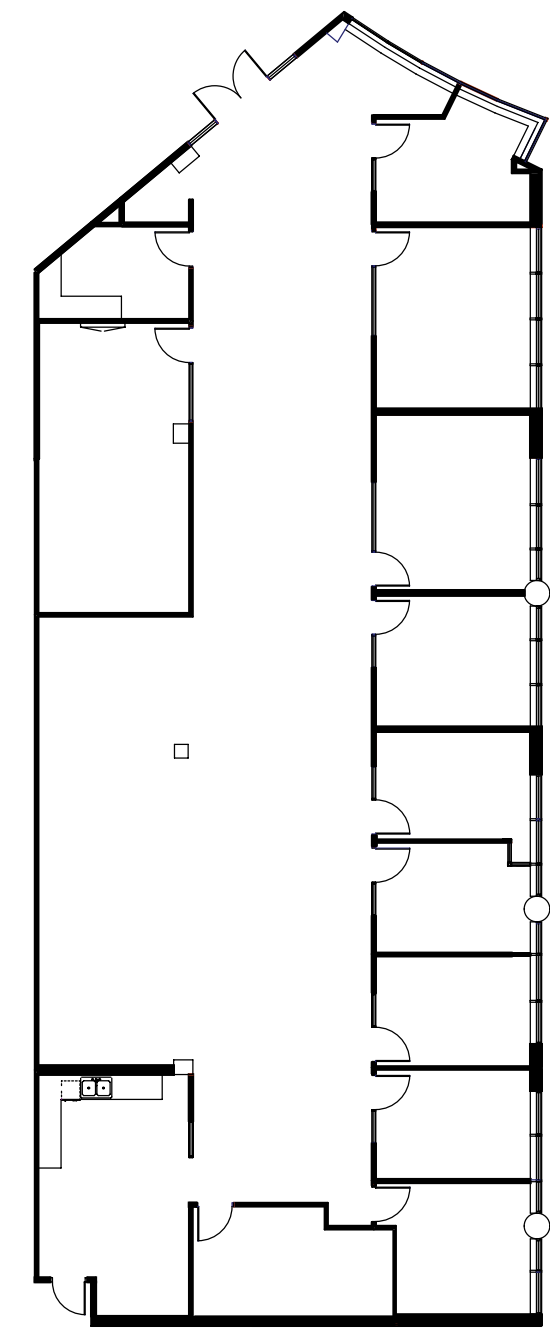
➤ Size: 5,270 SF

➤ Availability: **Immediately**

Fully built out with 9 offices, a boardroom, kitchen/lunch room, storage room, and ample open area for workstations.

230

30



Dimensions, square footage and floor plans are approximate only.
The owner reserves the right to make modifications or changes without notice.



Vacancy



13711 International Place

Building 10

Constructed in 1999, Building 10 is comprised of 81,936 SF of rentable area over three floors, with service from two elevators. The property offers a total of 222 parking stalls.

The building has achieved BOMA BEST certification. It is outfitted with fibre optics, fire detection, sprinkler, and security systems as well as barrier free access.



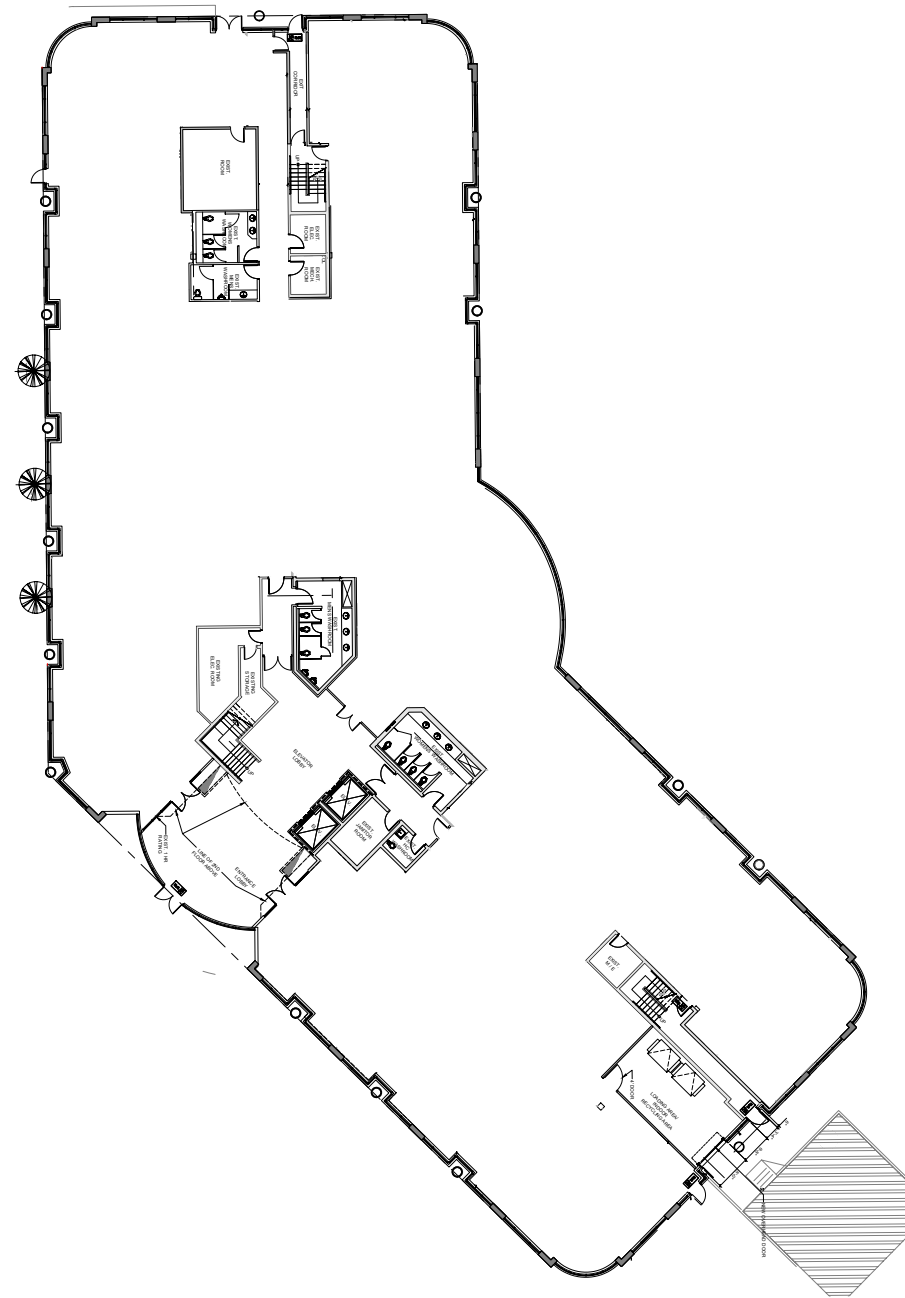
- > Vacancy: 2
- > Class: AAA
- > Parking: 3 Stalls : 1,000 SF
- > 2026 Taxes & Operating Costs: \$14.02 PSF (estimate)

Building 10 | Suite 100

Size: Up to 26,000 SF

Availability: Immediately

Full ground floor available with option to demise as needed and back door loading area.



Dimensions, square footage and floor plans are approximate only. The owner reserves the right to make modifications or changes without notice.



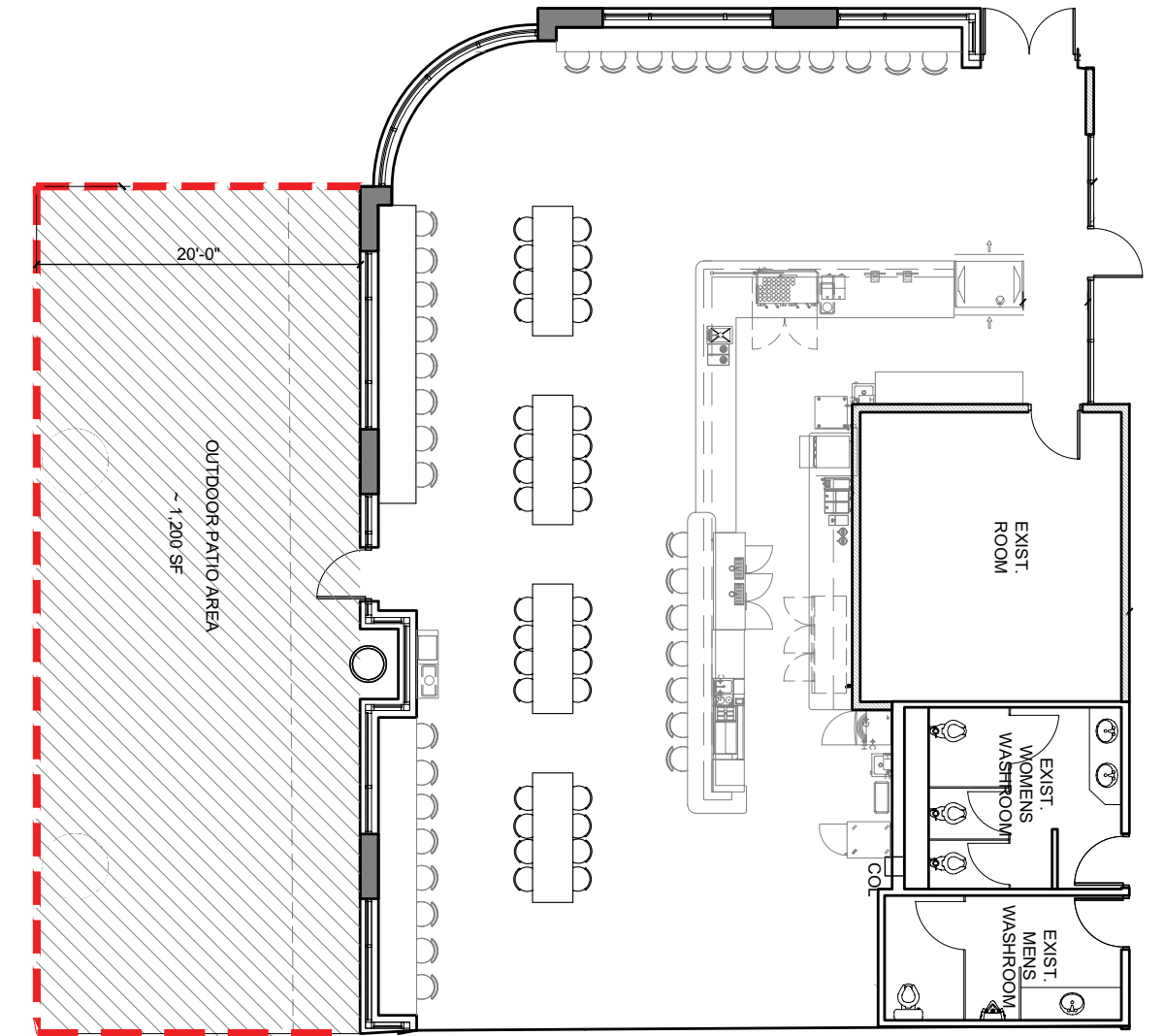
100

Building 10 | Suite 120

Size: 1,500 - 2,500 SF

Availability: Immediately

Ground floor retail space complemented by approx. 1,200 sqft of patio space. The space offers the flexibility to bring any concept to life. Perfect for a cafe or business with food offerings.



Dimensions, square footage and floor plans are approximate only. The owner reserves the right to make modifications or changes without notice.



120

Something Greater.

From one building on Vancouver's Alberni Street to a range of influential projects across North America, we've expanded into diverse areas of expertise across the real estate industry. We believe our growth is made possible by practicing our values – putting relationships first and standing by our word. As we continue to strive for Something Greater, our entrepreneurial spirit powers an active set of guiding principles designed to give each business pillar a profound sense of purpose.

petersonbc.com

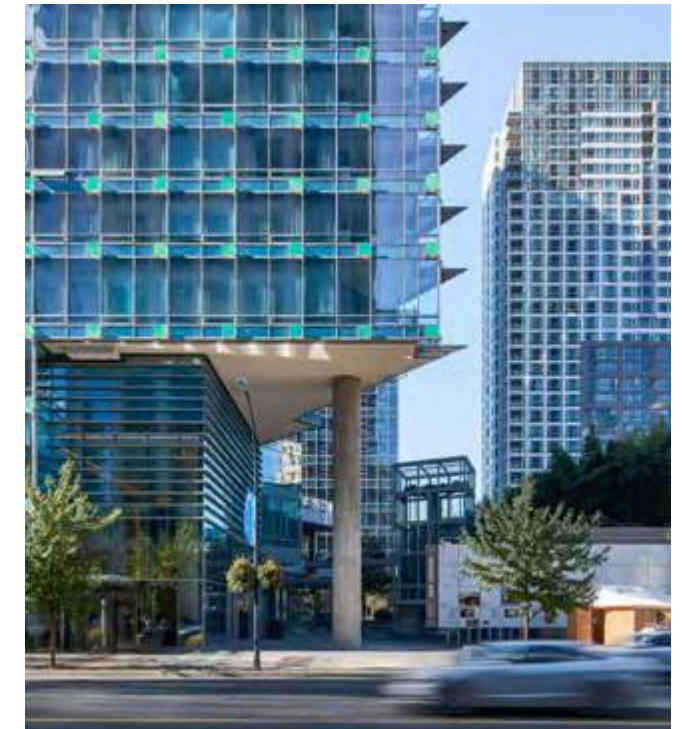
Activate
+
Transform

Powered by our business acumen and our big picture outlook, we're meeting the demand of local and global businesses alike. As workplaces evolve, we strive to create spaces where businesses can thrive, connect, and grow in today's new marketplace. Our strong portfolio of prime urban locations across North America positions Peterson as a reliable partner when developing commercial office strategies.

Professionally Managed

Professionally managed by Peterson Commercial, we manage buildings on behalf of our clients to the highest standards and operating efficiencies.

With the efforts of an experienced team of property management professionals, Crestwood Corporate Centre features an on-site property management office and building engineers.



MANAGED BY:

Peterson

604 688 4885 | leasing@petersonbc.com

CW