

FOR LEASE

Unit 1015/1025 - 5599 No. 3 Road
Richmond, BC

Opportunity to lease up to 1,140 sq. ft. of AAA office in the heart of Richmond



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Sutton Group 1st West Realty
280-3631 No. 3 Road, Richmond BC, V6X 2B9





FOR LEASE

Unit 1015/1025 - 5599 No. 3 Road
Richmond, BC

Opportunity

Oakridge Real Estate Group is pleased to present the opportunity to lease up to 1,140 sf office unit at the newly constructed Offices at Luxe development. Strategically positioned at the intersection of Lansdowne and No. 3 Road, this master-planned, large-scale development provides seamless connectivity to the Lansdowne Canada Line SkyTrain Station, Lansdowne Centre Mall, and YVR Airport

Property details

UNIT SIZE

577 sf (unit 1015)
563 sf (unit 1025)

CURRENT ZONING

ZMU38 – High Density Mixed Use Lansdowne Village (City Centre)

YEAR BUILT

2025

LEASE RATE

\$40/sf base rent, \$18/sf additional rent (2025)

AVAILABILITY

Q4 2025




TRAFFIC COUNTS

No. 3 Road	26,132 VPD
Lansdowne Road	11,195 VPD

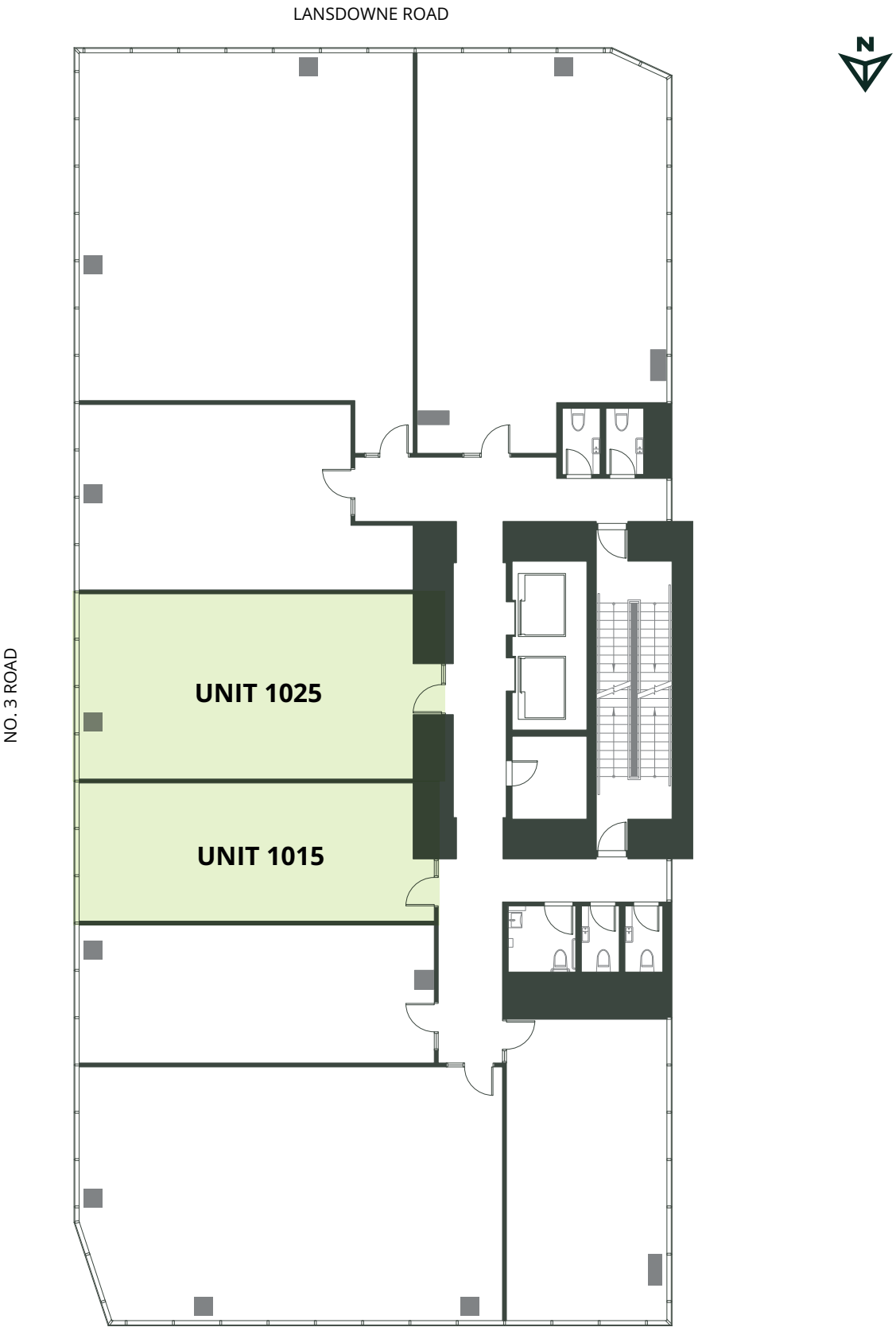
Property features

-  Expansive, double-height lobby with soft seating area to welcome clients
-  Common washroom facilities on each level
-  Striking floor-to-ceiling windows
-  Exposed concrete floors and columns
-  Roller blinds for sunlight control
-  87 visitor parking stalls
-  Communal outdoor amenity BBQ area and lounge seating
-  End-of-trip bicycle facilities (washrooms/showers/lockers/changerooms)

Area highlights

-  Situated adjacent to the Lansdowne Mall redevelopment, which features 24 new residential towers and 600,000 sf of retail space
-  New mixed office/residential hub located in the heart of Richmond
-  Easy connections to Downtown Vancouver and Richmond via Canada Line

Floorplan





82 Transit
Score
"Excellent Transit"



80 Walk
Score
"Very Walkable"



72 Bike
Score
"Very Bikeable"

Contact for more information

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