

#100 - 13511 Commerce Parkway

Office & Industrial Lease Opportunity

HAZEL CHAN
Senior Leasing Manager

hazelc@petersonbc.com
604 218 6771

Peterson

Property Overview 01



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, **33-acre campus** in Richmond, BC, Crestwood is comprised of 9 well-connected Class A to AAA office buildings.

FACTS + FIGURES

- + **Location:** Richmond, BC
- + **Size:** 32.96 Acres
- + **Parking:** 3 Stalls : 1,000 SF
- + **No. of Buildings:** 9
- + **Zoning:** IB1
- + **Managed by** Peterson

PERMITTED USES

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

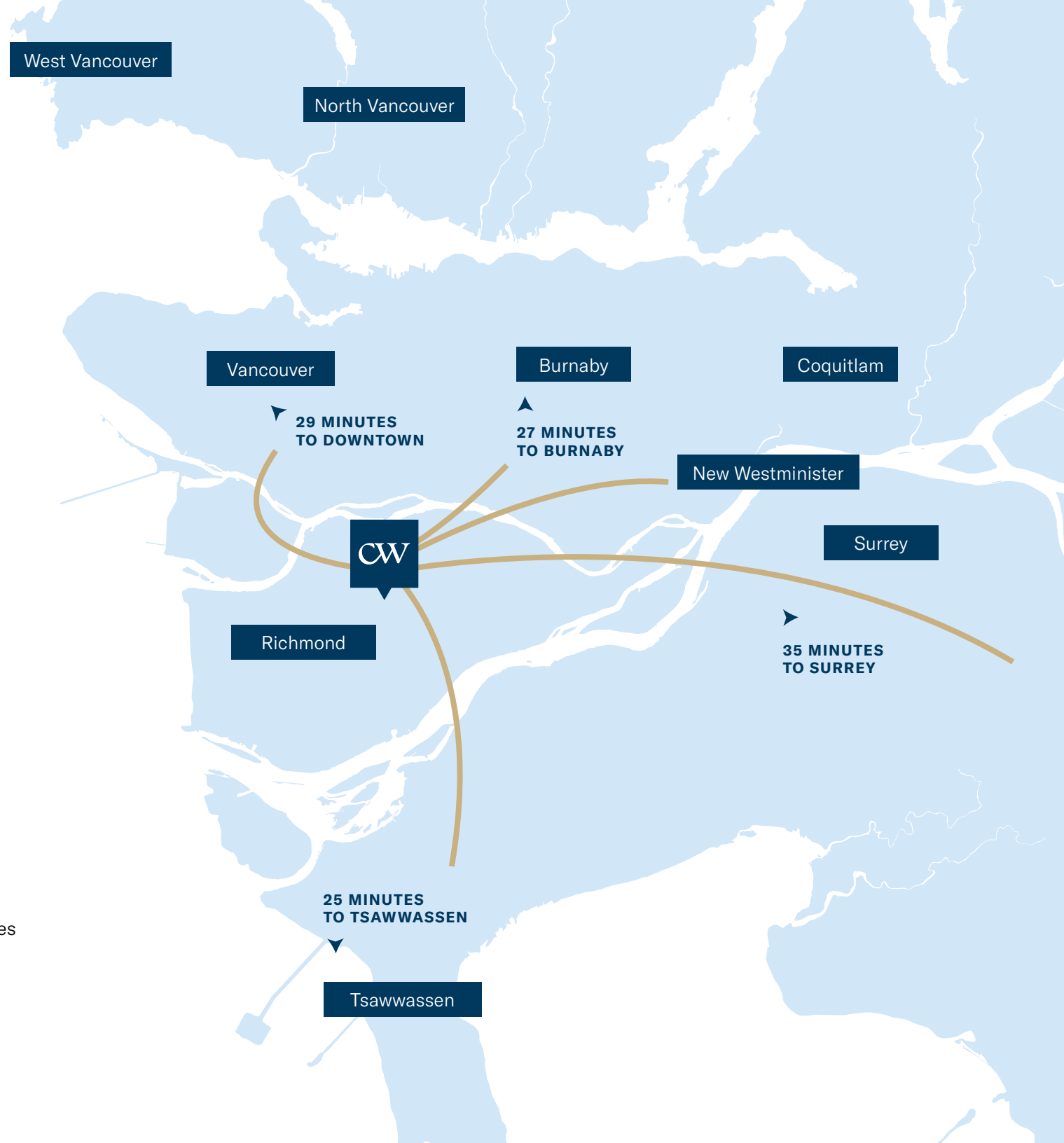


Location

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 Westminster, and much of Vancouver. The campus benefits from a 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
- + **Downtown, Vancouver:** 29 Minutes
- + **Tsawwassen Ferry Terminal:** 25 Minutes
- + **US Border:** 30 Minutes



The Premises - Building 3



Constructed in 1989, Building 3 is a single storey building comprised of 40,130 SF of rentable area. The property offers a total of 167 parking spaces for cars and 12 spaces for trucks, shared between Building 3 and Building 4 tenants.

The building is outfitted with fibre optics, fire detection, sprinklers, as well as barrier free access.



Building 3 | Unit 100

- > Availability: **October 1, 2026**
- > Office **3,549 SF**
Warehouse **20,114 SF**
23,663 SF
- > Basic Rent: **\$17.00 PSF**
- > Additional Rent: **\$9.80 PSF (2026 est.)**
- > Power: **600A, 3-phase**
- > Ceiling height: **19'+ clear height**
- > Loading: **2 dock-level loading doors**

*Floorplan is a mock-up to illustrate possible space configuration.

100



Dimensions, square footage and floor plans are approximate only.

The owner reserves the right to make modifications or changes without notice.



About Peterson 03

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.

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 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

LUKE MORAN

SVP, Leasing & Property Management

lukem@petersonbc.com

HAZEL CHAN

Senior Leasing Manager

hazelc@petersonbc.com

CW