

For Sale

Suite 540 - 5599 No. 3 Road
Richmond, BC

Improved, Move-In Ready Office Unit

at **LUXE** 

Offered for Sale At: \$1,149,000



GAMMON

LUXE

Located at the iconic corner of No. 3 Road and Lansdowne, this premier address sits at the heart of one of Richmond's most dynamic growth corridors. Known as The Golden Mile, No. 3 Road is the city's pulse—alive with top-tier shopping, dining, and new experiences that redefine urban living. Join the momentum and position your business in a thriving hub where innovation, convenience, and opportunity converge.



Wellness

- 1 Richmond Hospital
- 2 Richmond Public Library
- 3 Richmond Art Gallery
- 4 Richmond Olympic Oval
- 5 Richmond Tennis Club
- 6 Richmond Yacht Club



Business

- 7 International Trade Centre
- 8 Boeing, Corvus Energy, and V-Tech Corporate Offices
- 9 Canada Post Pacific Processing Centre



Hotels & Convention

- 10 Sheraton Hotel
- 11 Marriott Hotel
- 12 Hilton Hotel
- 13 The Westin Wall Centre
- 14 Radisson Hotel
- 15 Richmond Conference



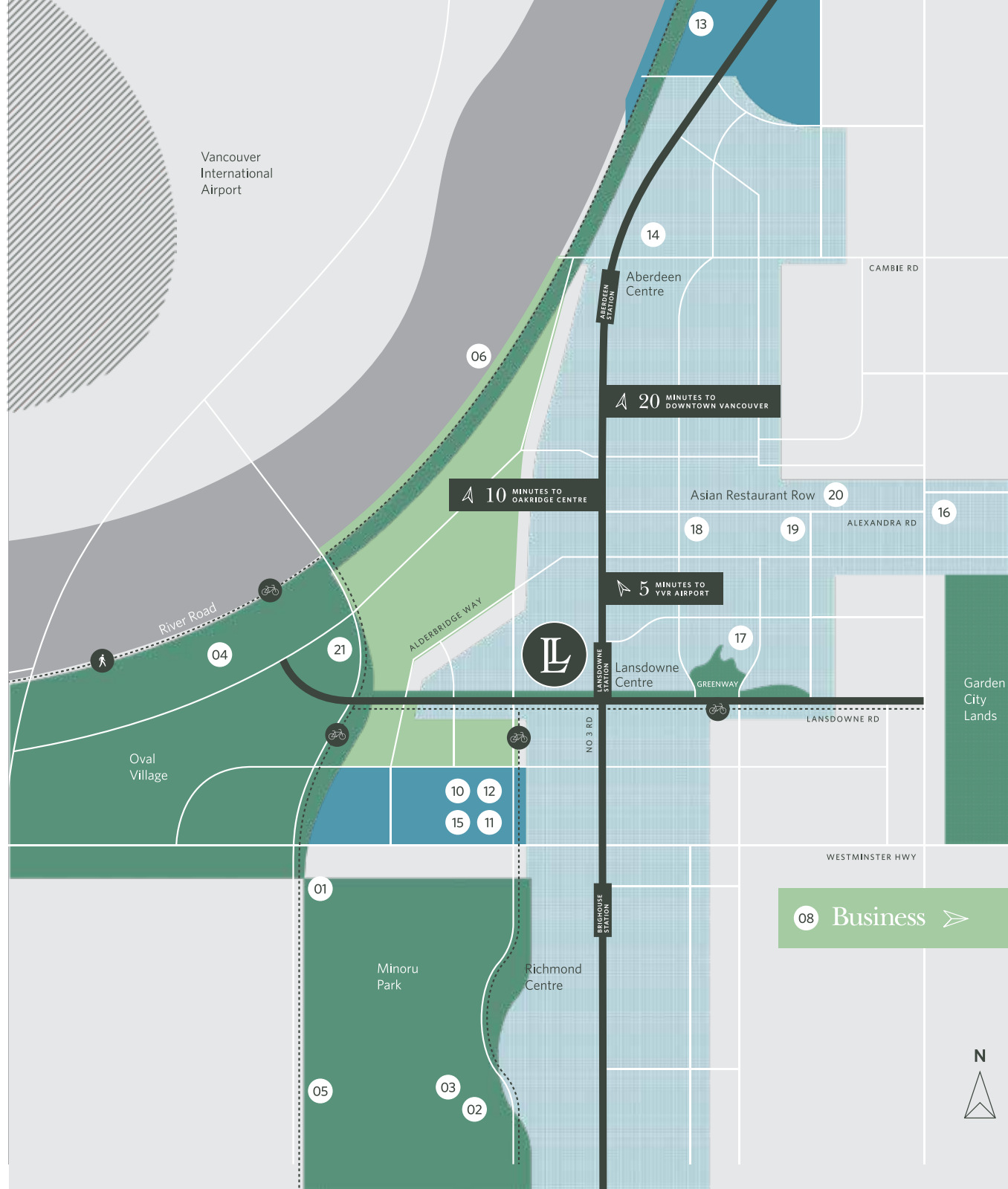
Retail & Food

- 16 Central at Garden City
- 17 T&T Supermarket
- 18 Xiaolongkan Hotpot
- 19 Hanok Korean Restaurant
- 20 Emperor's Kitchen
- 21 Origo Club



Connectivity

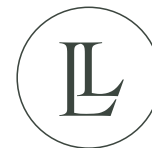
YVR International Airport with 55 operating to 116 destinations





Level 5

Unit 540
Total Area: 1,045 SF
Offered At: \$1,049,000



Suite 540 - 5599 No. 3 Road



Architectural & Structural

- > Solid Wood Suite Entry Door with side-viewing window
- > Exposed Concrete Open Ceiling
- > Installed Roller Blinds on all Exterior Windows
- > 50 psf Flooring Load with 20 psf Partition Load

Heating Ventilation & Air Conditioning

- > Ceiling Mounted Hydronic 4 Pipe Fan-Coil able to Serve Typical Office Occupancy Load
- > Thermostat & 30' of Wire for Wall Mounting by Unit Occupant
- > Provision of Ductwork and Diffusers ready for In-Suite Ducting by Occupant

Plumbing & Fire Protection

- > Domestic Cold , Hot Water, Sanitary Drain & Vent Line Capped Off in the Ceiling of the Adjacent Public Corridor within 10' of the Unit's Entry Door
(Service Extension into Suite Not Included)
Fire Protection System Provided for an Open Office Layout

Electrical

- > One 125 amp, 208/120V 3 Phase 4 Wire Electrical Panel
- > Conduit Run to Suite Access Door for Installation of Electronic Access System
- > Fire Alarm System, Speakers & Smoke Detectors provided to an open Office Layout

Improvements

- > Flooring, drywall and electrical outlets to an open space plan
- > Kitchenette with sink, dishwasher and fridge



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Frigidaire Appliances



Corner Unit, Expansive Views



Finished Flooring & Drywall



Unit 540 - 5599 No.3 Road



LUXE 
AMENITIES

Howard Mak*

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Offered At: \$1,049,000

Contact Agents for Leasing Inquiries

**personal real estate corporation*



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