



## Office Space for Lease Richmond Professional Building 5611 Cooney Road, Richmond, BC

Located within Richmond's City Centre on northwest corner of Ackroyd Road and Cooney Road.

Proximity to Lansdowne Station providing access to downtown Vancouver, YVR airport and Lansdowne Mall.

Convenient surface parking for tenants and visitors.

For more Information contact:  
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**TPMG CAPITAL**

Real Estate Acquisition  
Management  
Leasing

Richmond Professional Building  
5611 Cooney Road, Richmond, BC

## LEASING OPPORTUNITIES

| Suite | Area (SF) | Availability   |
|-------|-----------|----------------|
| 220   | 1,376     | Immediate      |
| 250   | 1,372     | Immediate      |
| 350   | 6,433     | August 1, 2026 |

### Net Lease Rate:

Starting at \$26.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

### Taxes & Op. Costs:

\$19.43 per sq. ft. (estimate for year ending December 31, 2026, includes standard utilities and in suite janitorial)

### Parking:

Tenant reserved parking available at 1 stall per 750 sq. ft. leased; current rate: \$165.00 (reserved) & \$150.00 (random) per month per stall plus tax.



**5611 Cooney Road**



Lansdowne Subway Station

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