

**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNIT 5138

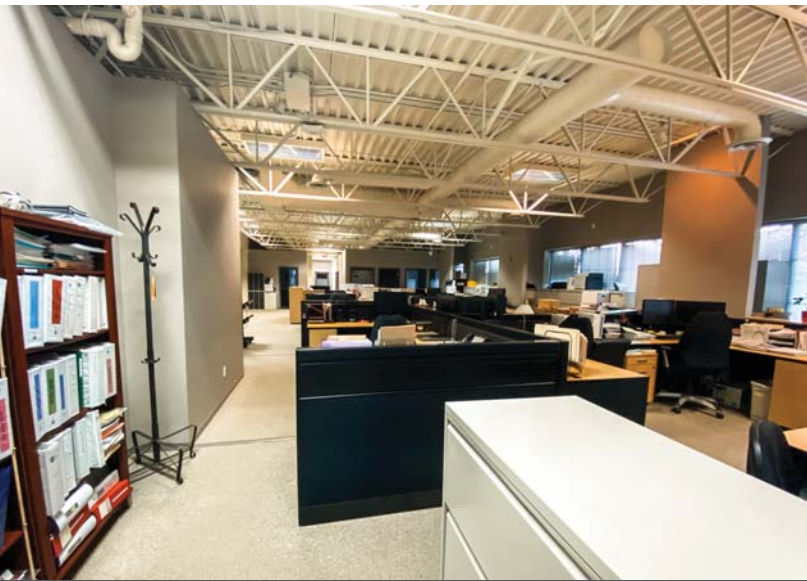
**13562 MAYCREST WAY
RICHMOND, BC**

10,695 SF OF FLEX WAREHOUSE & OFFICE



- HIGH EXPOSURE TO HWY 91
- FLEX WAREHOUSE SPACE
- IDEAL FOR LAB USERS
- MOVE-IN READY SPACE
- GRADE LOADING
- AMPLE PARKING

EXCELLENT LOCATION
DIRECT ACCESS TO KNIGHT STREET & HWY 91



Matthew MacLean
Personal Real Estate Corporation
Senior Vice President
604 640 5855
matthew.maclean@cushwake.com

Brendan Barnum
Commercial Sales & Leasing
604 640 5879
brendan.barnum@cushwake.com



FOR LEASE

UNIT 5138

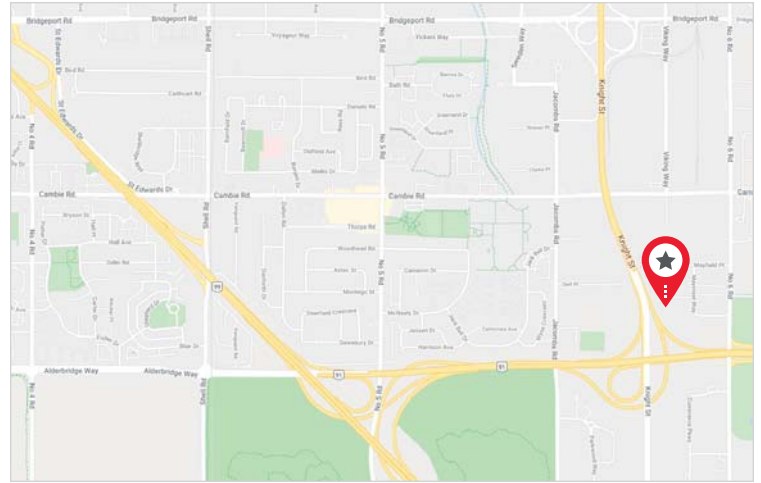
13562 MAYCREST WAY RICHMOND, BC

OPPORTUNITY

Rare opportunity to position your business in a high exposure, well maintained business park in Central Richmond. Crestwood Business Centre is a Flex Office / Warehouse facility, offering both ground and 2nd floor professional flex, high ceiling space as well as ground floor warehouse opportunities.

LOCATION

Crestwood Business Centre is a four building business park in the heart of Crestwood / Bridgeport area of Richmond. Positioned at the junction of Knight and Westminster Highway, Crestwood Business Centre provides quick access to all points in Metro Vancouver, and is in close proximity to all methods of shipping and transport.



BUILDING FEATURES

- Easy access from Highway 91 and Knight street
- 2 reserved surface parking stalls per 1,000 sf available at no charge
- High efficiency tenant controlled HVAC
- Excellent signage and brand exposure
- TI allowance offered to incoming tenants
- High quality construction, attractive design
- Heavy 3 phase power

ZONING

IB1 - Industrial Business Park

BASIC RENT

Please contact listing agents

TAXES & OPERATING COSTS

\$5.42 psf (2021 estimate)

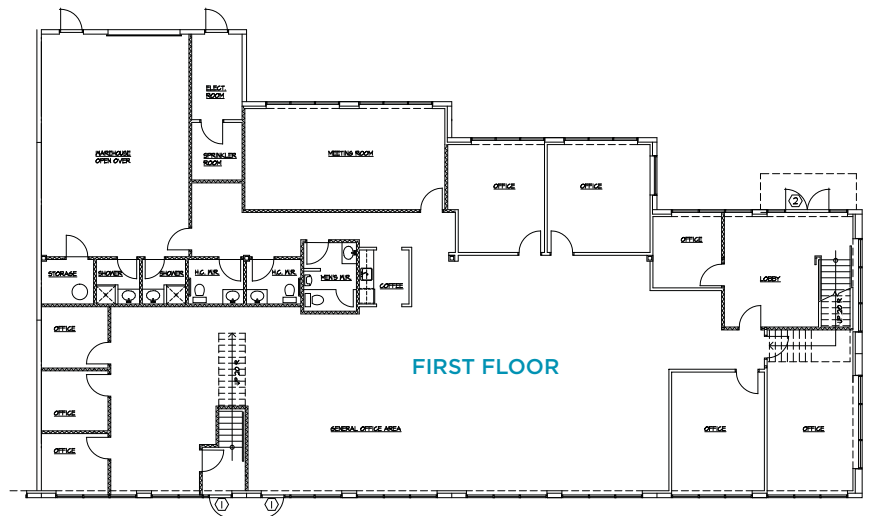
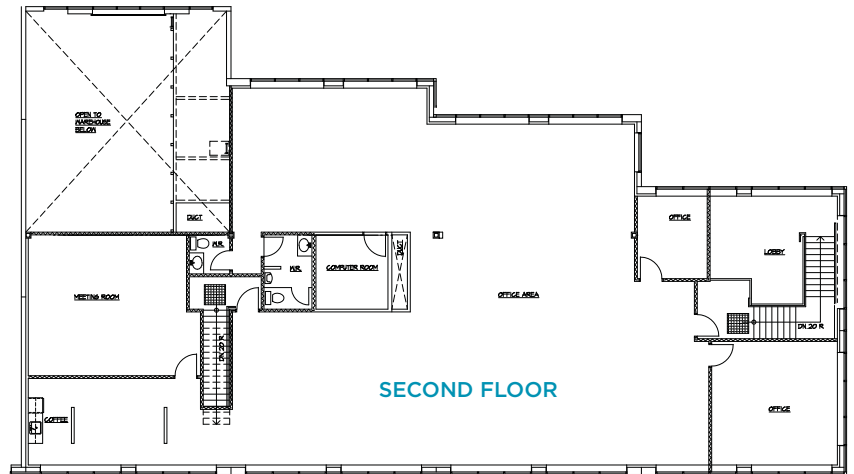
AVAILABILITY

Immediate

UNIT FEATURES

Unit 5138 - 10,695 sf

- 22' ceilings warehouse space
- High 13' ceilings in office portion
- Grade loading
- 11 Offices
- 2 large boardroom
- 5 private washrooms
- 2 showers
- Large open areas on first & second floor with high ceilings



Matthew MacLean
 Personal Real Estate Corporation
 Senior Vice President
 604 640 5855
 matthew.macleam@cushwake.com

Brendan Barnum
 Commercial Sales & Leasing
 604 640 5879
 brendan.barnum@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0683761 (01/22/bg)