

OFFICE SPACE FOR LEASE

RIVERSIDE PROFESSIONAL CENTRE
11331 COPPERSMITH WAY
RICHMOND, BC



**EXCEPTIONAL
MOVE-IN READY
OFFICES FOR LEASE**

**SOUTH RICHMOND'S ONLY
PREMIER OFFICE SPACE**

**UNMATCHED RESTAURANT,
SERVICE & SHOPPING
AMENITIES**

FREE ON-SITE PARKING

Matthew MacLean

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5855
matthew.macleam@ca.cushwake.com

Sydney Oslund

Senior Associate
+1 604 262 8775
sydney.oslund@cushwake.com



OFFICE SPACE FOR LEASE

RIVERSIDE PROFESSIONAL CENTRE
11331 COPPERSMITH WAY
RICHMOND, BC



LOCATION

Riverside Professional Centre is easily accessible and provides exceptional shopping and service amenities. Situated in Riverside Business Park, home to London Drugs' head office, Epson, RCMP and Panasonic.

BUILDING FEATURES

- Easy access from Highway 99
- Flexible suite sizes
- 2 reserved surface parking stalls per 1,000 SF available at no charge
- Elevator serviced
- High efficiency tenant controlled HVAC
- Balconies providing unobstructed views on second floor
- High quality construction, attractive design
- Two minute drive to Riverport Sports & Entertainment Complex (Silver City Cineplex, food services, ice rink, fitness facility and swimming pool)

LEASE RATE

Please contact listing agents

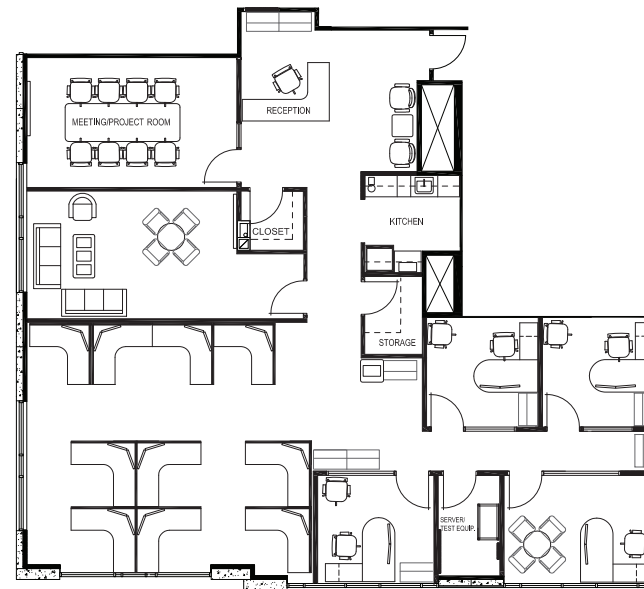
TAXES & OPERATING COSTS

\$12.20 (2024)

Includes janitorial, security, parking and hydro

Unit 310 - 2,670 SF Available Immediately

- New improvements throughout suite
- Four private offices
- Boardroom
- Employee lounge area
- Kitchenette
- Reception area
- Large open workspace area



Matthew MacLean

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5855
matthew.maclean@ca.cushwake.com

Sydney Oslund

Senior Associate
+1 604 262 8775
sydney.oslund@cushwake.com

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.