

OFFICE/LAB SPACE FOR LEASE

# 1600 VALMONT WAY

RICHMOND, BC



**Liam Boulton**

Senior Associate  
+1 604 629 5023  
liam.boulton@ca.cushwake.com

**Roger Leggatt**

Executive Vice President  
+1 604 640 5882  
roger.leggatt@ca.cushwake.com

**Max Zessel**

Senior Vice President  
+1 604 640 5824  
max.zessel@ca.cushwake.com

**Ethan Regan**

Associate  
+1 604 902 4649  
ethan.regan@cushwake.com

# OPPORTUNITY

1600 Valmont presents a unique chance to lease fully equipped, move-in-ready laboratory spaces complete with a tenant's choice of either fume hoods or bio safety cabinets. As the vacancy rate for lab units continue to drop below 1% in the Lower Mainland, finding built-out and equipped properties, particularly for smaller research companies, has become increasingly challenging. However, 1600 Valmont is the latest development designed to meet this demand.

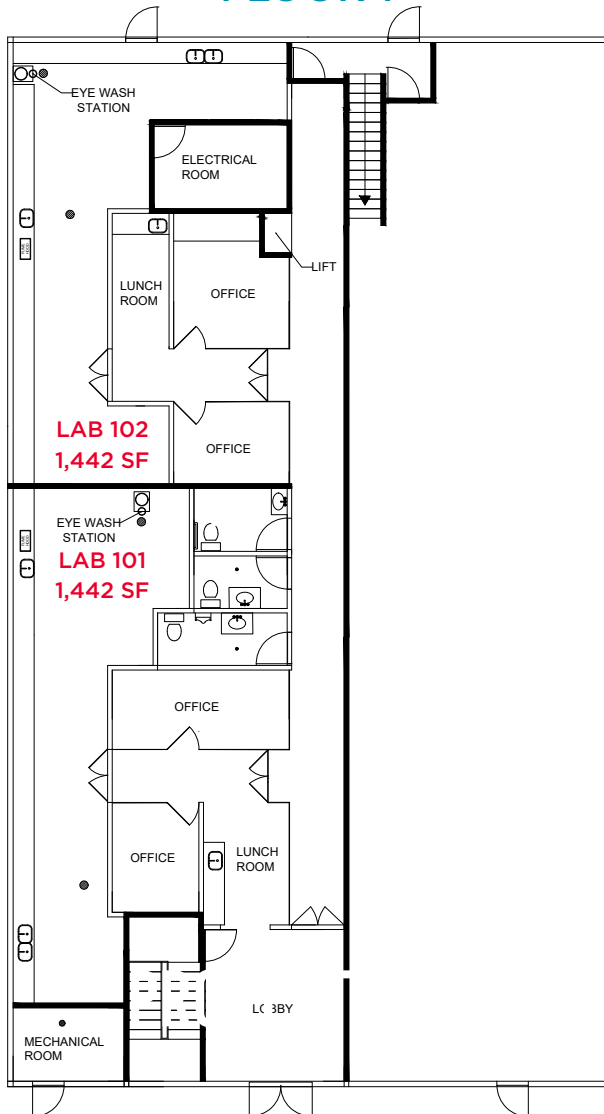


# FEATURES

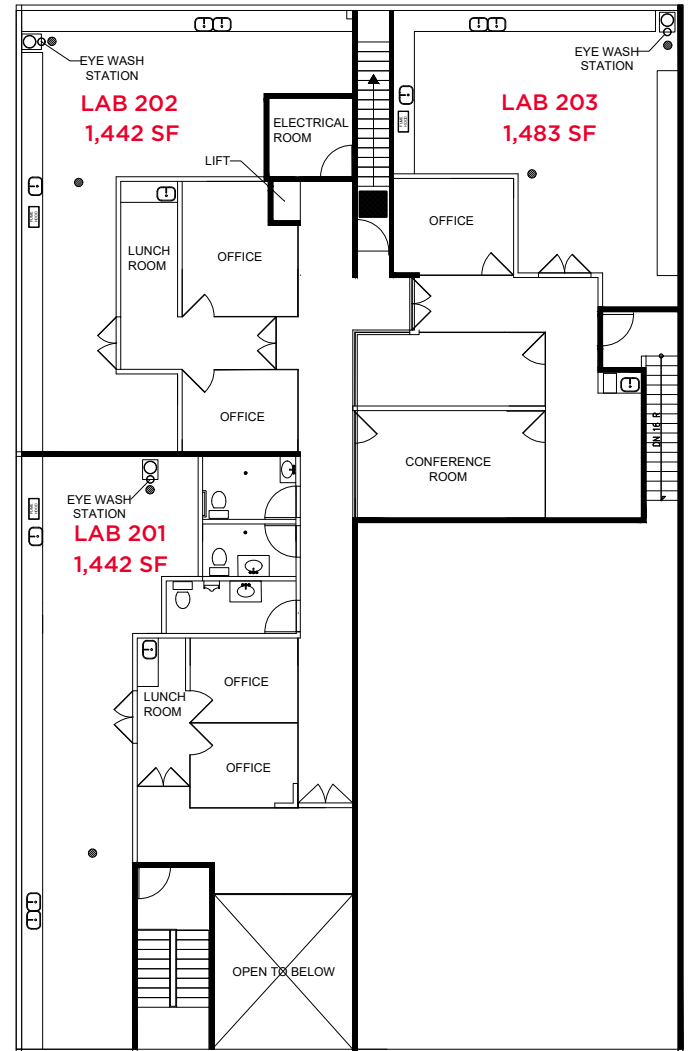
Laboratories include, but are not limited to, the following:

- Lab-grade benches, countertops, cabinets, and flooring
- Emergency eyewash and emergency shower stations
- Bio safety cabinets and chemical fume hoods available
- Large single bowl acid waste sinks, as well as standard double bowl sanitary waste sinks
- Design separation between office areas and lab areas
- Office areas include private office, dedicated washroom & kitchen areas
- Common area boardroom facilities

## FLOOR 1



## FLOOR 2



## AVAILABILITY

- **Unit 101:** LEASED
- **Unit 102:** 1,442 SF
- **Unit 201:** 1,442 SF
- **Unit 202:** 1,442 SF
- **Unit 203:** 1,483 SF
- **Units 201/201:** 2,884 SF
- **Units 201/202/203:** 4,367 SF (Full floor unit available)
- **Units 203/204:** 2,785 SF (Potential future unit available)
- **Units 201/202/203/204:** 5,627 SF (Potential future unit available)

## ASKING RATE

Please contact listing agents

## ADDITIONAL RATE

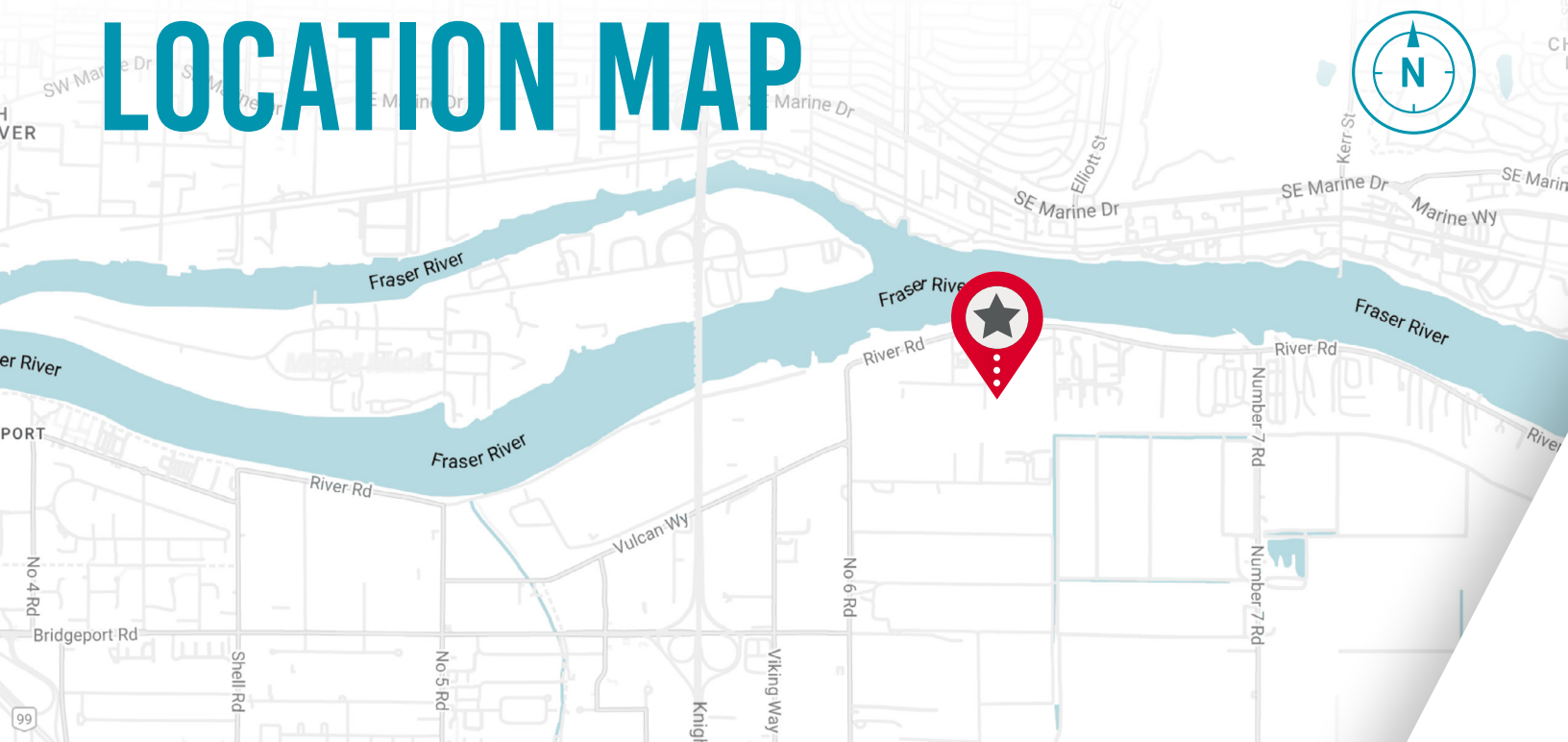
\$10.00 PSF, per annum (2024 est.)





**FUTURE EXTERNAL FAÇADE RENOVATION PLANNED**

# LOCATION MAP



**For more information, please contact:**

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