



OFFICE / LAB SPACE FOR LEASE  
**1600 VALMONT WAY**  
RICHMOND, BC

**NEWLY RENOVATED TURN-KEY LAB SPACE AVAILABLE**



**LIAM BOULTBEE**

Senior Associate

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### OPPORTUNITY

1600 Valmont offers the rare opportunity to lease turn-key labs, equipped with fume hoods and ready to move in. As lab vacancy rates reach sub 1% in the lower mainland, new properties servicing smaller research companies have become increasingly difficult to come by; 1600 Valmont is the newest development to give these companies a chance in spite of this.

### FEATURES

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

- Countertops, cabinets, and benches
- Emergency eye wash and emergency shower stations
- Chemical fume hoods
- 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 Area

### AVAILABILITY

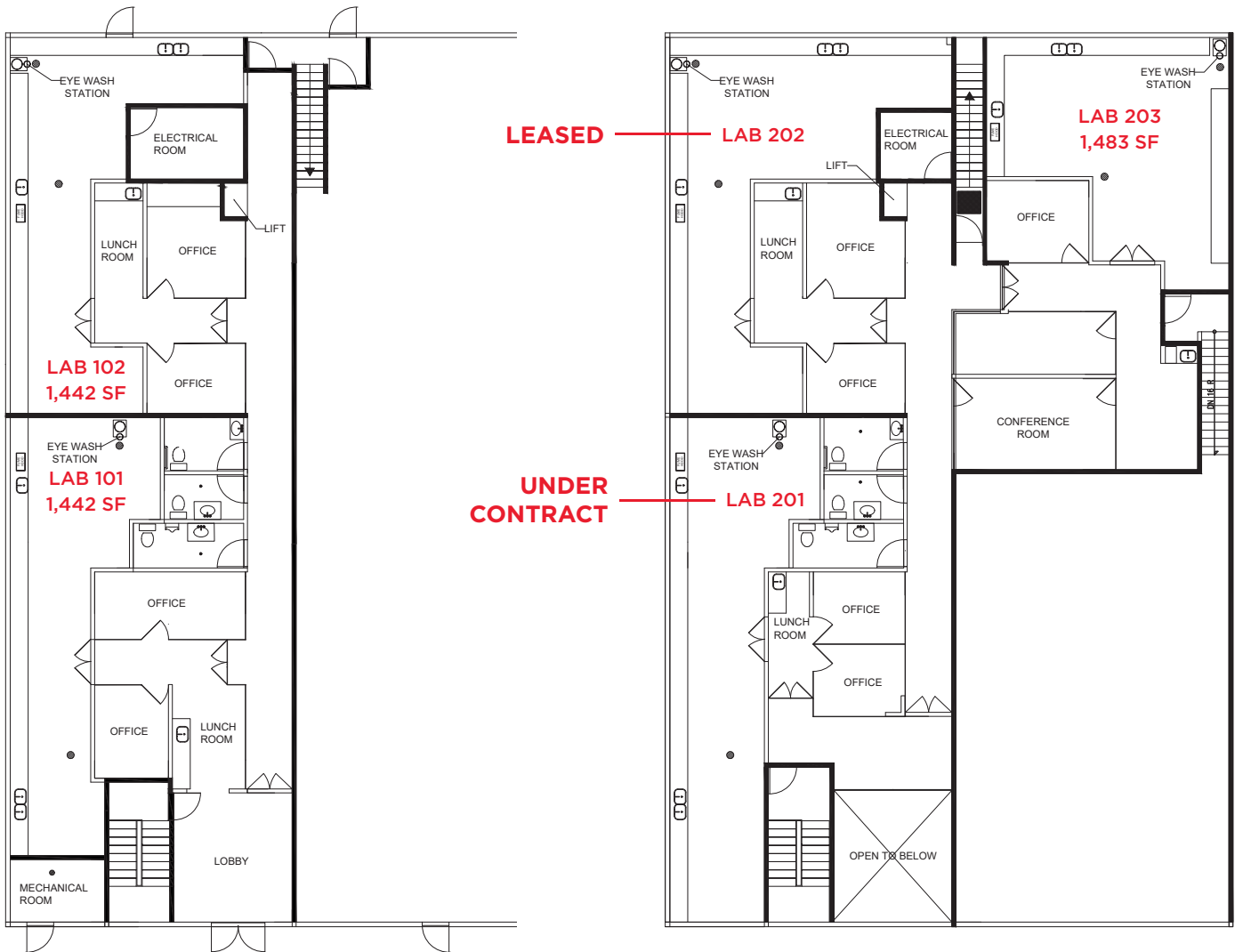
Unit 101	1,442 sf
Unit 102	1,442 sf
Unit 201	<b>UNDER CONTRACT</b>
Unit 202	<b>LEASED</b>
Unit 203	1,483 sf

### ASKING RATE

Please Contact Listing Agent

### ADDITIONAL RATE

Estimated at \$10.00 psf, per annum



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