

OFFICE SPACE FOR SUBLEASE

# 3600 LYSANDER LANE

RICHMOND, BC



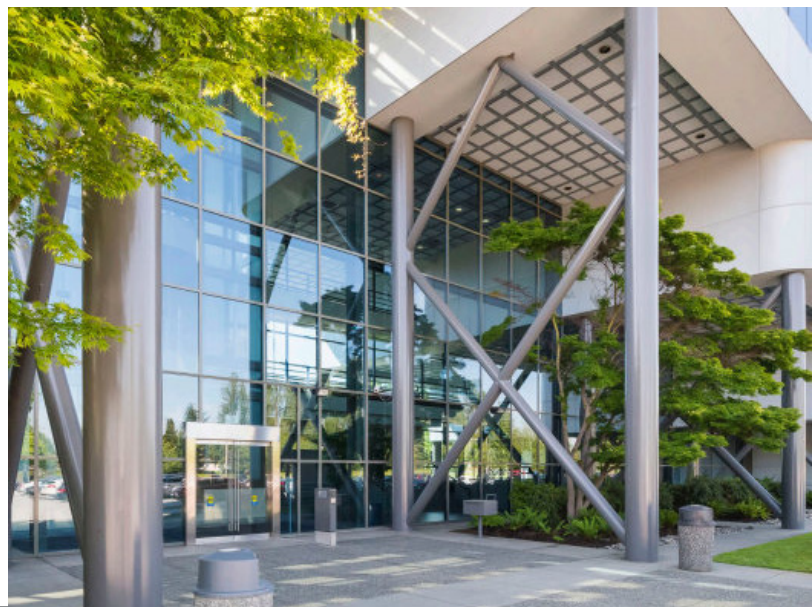
**“A” CLASS BUILT-OUT OFFICE SPACE**

**PLUG & PLAY – MOVE IN READY SPACE**

**EXCLUSIVE USE DECK**

**AVAILABLE IMMEDIATELY**

**RIVER VIEWS**



**Noah Freedman**

Associate Vice President  
604 640 5858  
noah.freedman@cushwake.com

**Hayden Elliott**

Vice President  
604 640 5831  
hayden.elliott@cushwake.com



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### LOCATION

3600 Lysander Lane is located in Richmond BC. The building is easily accessible from Vancouver via the Arthur Laing Bridge, and from Richmond via Bridgeport Road, Gilbert Road or No. 2 Road, as well as Fraser Valley, White Rock and Tsawwassen via Bridgeport Road then Highways #99 and #91. Situated on the shore of the North Arm of the Fraser River, the building offer spectacular views of the Fraser River and the North Shore mountains.

### BUILDING DESCRIPTION

Building Name	3600 Lysander
Office Class	A
Year Built	1989
Number of Floors	5
Total Office Area	115,000 sf
Typical Floor	30,000 sf
Parking Stalls	278
Parking Ratio	1:500 sf

### AMENITIES

- Fitness room
- Men's and Women's shower facilities
- Bike Lock-up area
- Outdoor greenspace
- Ample seating in lobby
- Back-up generator for emergency power

### AVAILABLE SPACE

Suite 320 - 16,972 sf

### SUITE FEATURES

- Excellent views of the Fraser River
- Large Patio
- Reception
- 25 Offices
- 6 Meeting rooms
- Open area
- 2 Kitchen/Lounges
- Server room

### SECURITY

- After-hours and weekend access by card reader
- Common area security cameras
- Evening security patrols
- Onsite building operator

### BASIC RENT

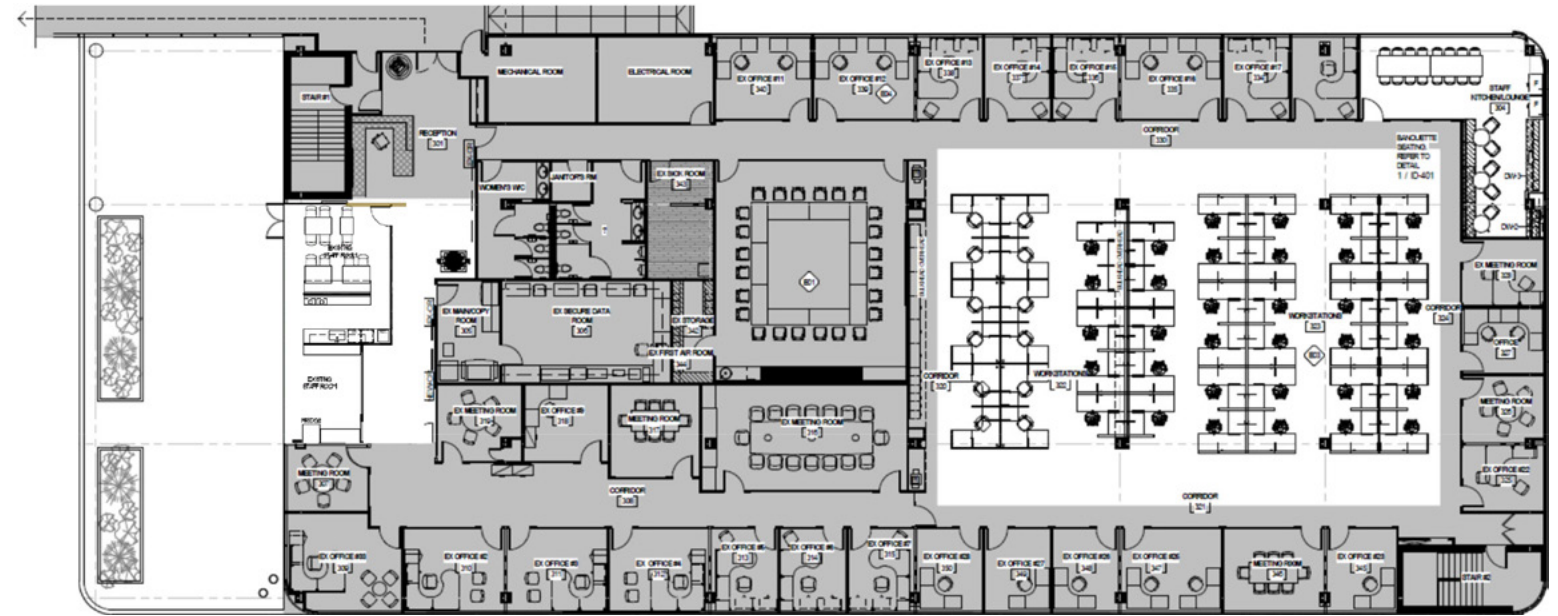
Negotiable

### ADDITIONAL RENT

\$14.23 psf, per annum (2023) inclusive of utilities & janitorial services

### SUBLEASE TERM EXPIRES

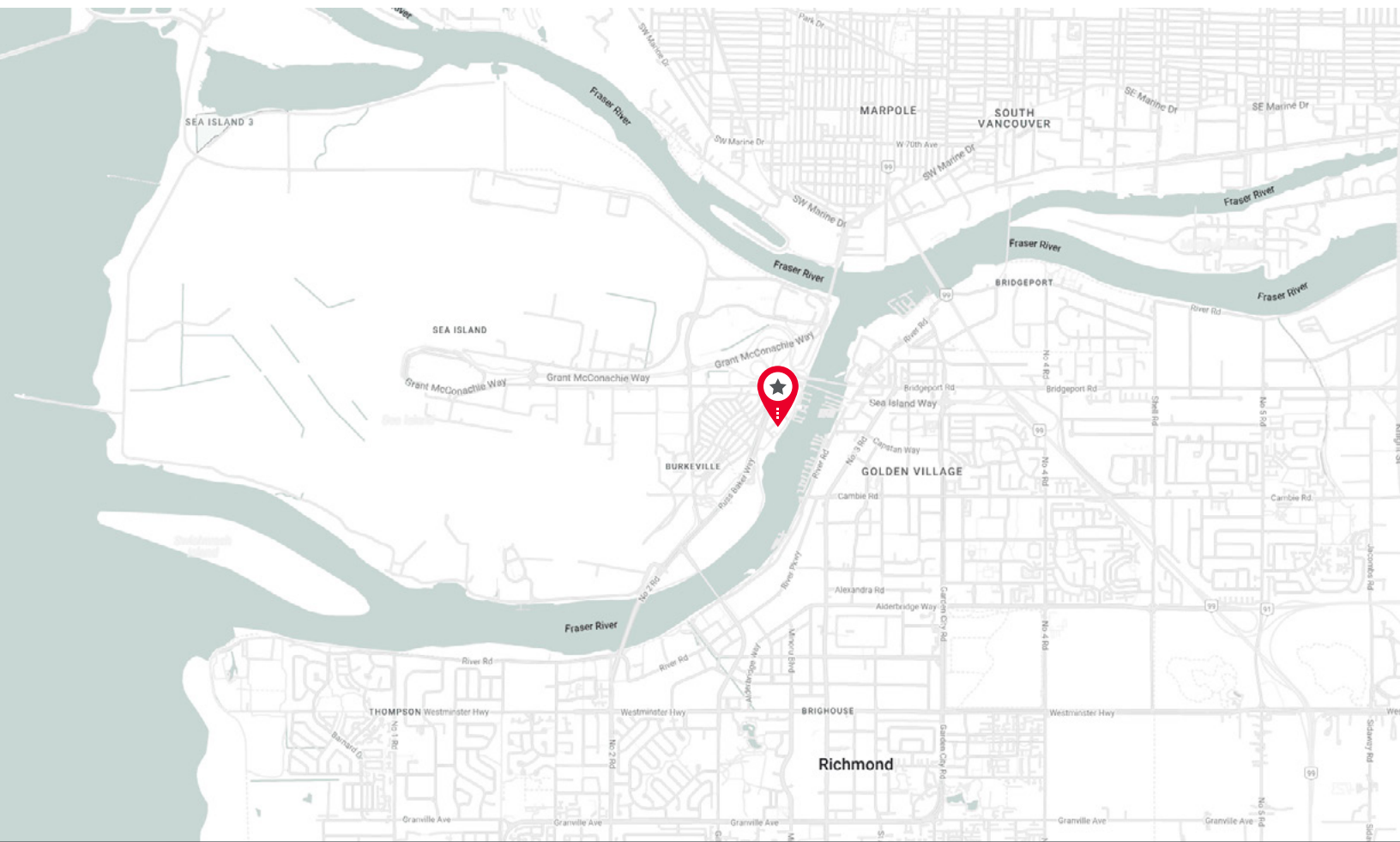
January 30, 2028



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