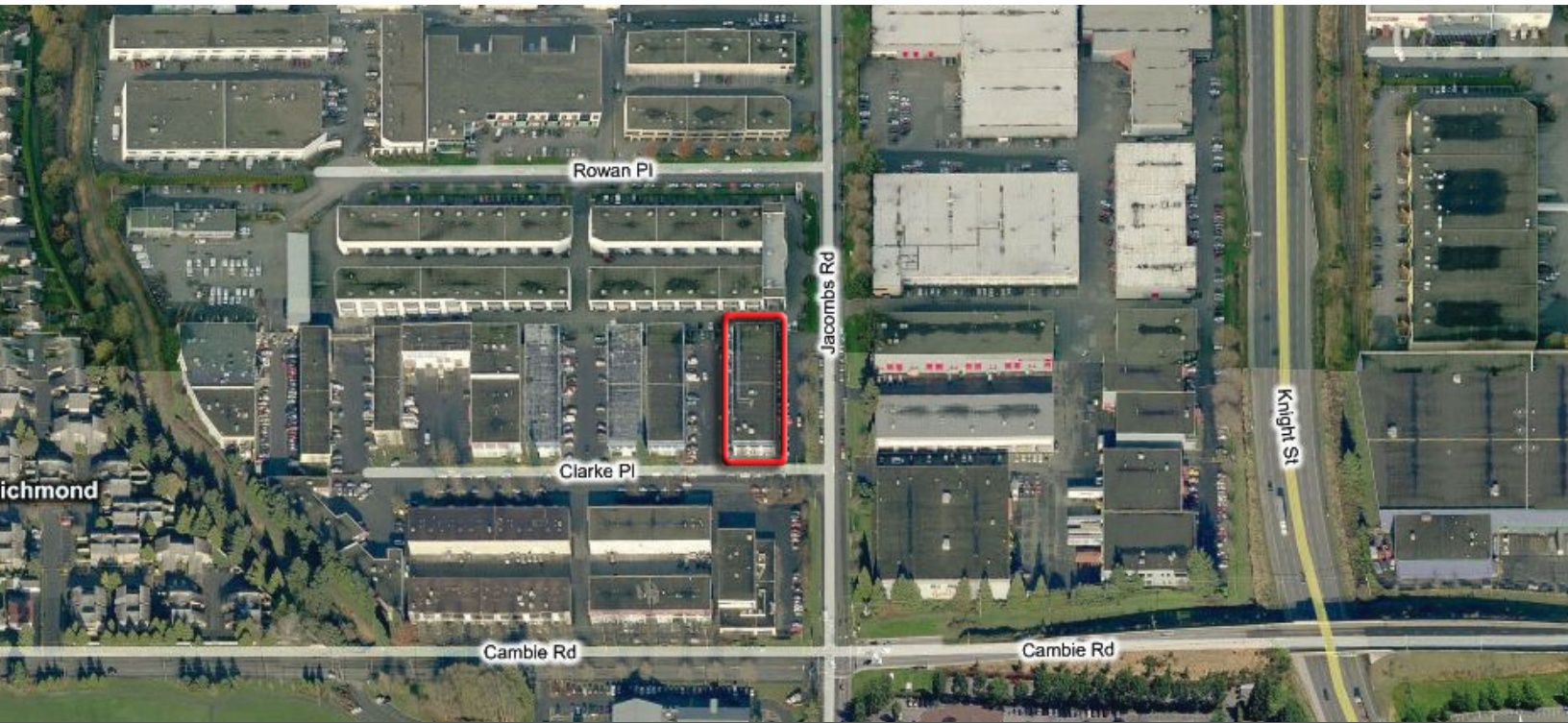




**CUSHMAN &  
WAKEFIELD**

**FOR LEASE / SECOND FLOOR OFFICE SPACE**  
**3851 JACOMBS ROAD**  
RICHMOND, BC



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**Brendan Barnum**  
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WAKEFIELD**

# FOR LEASE / SECOND FLOOR OFFICE SPACE

## 3851 JACOMBS ROAD

### RICHMOND, BC

#### LOCATION

Located one block off of Knight Street in the City of Richmond, at the north west intersection of Cambie and Jacombs Road, 3851 Jacombs Road is ideally situated.

- Proximity and access to the Canada Line
- Close proximity to the Vancouver International Airport (10 minutes)
- Easy access to downtown Vancouver (20 minutes)
- Access to all areas of the lower mainland and to the U.S. border (25 minutes)

#### ZONING

IB1 permitting a wide variety of general industrial/office uses, as well as ancillary retail uses.

#### ASKING LEASE RATES

Please contact Listing Agents

#### TAXES & OPERATING COSTS (2023)

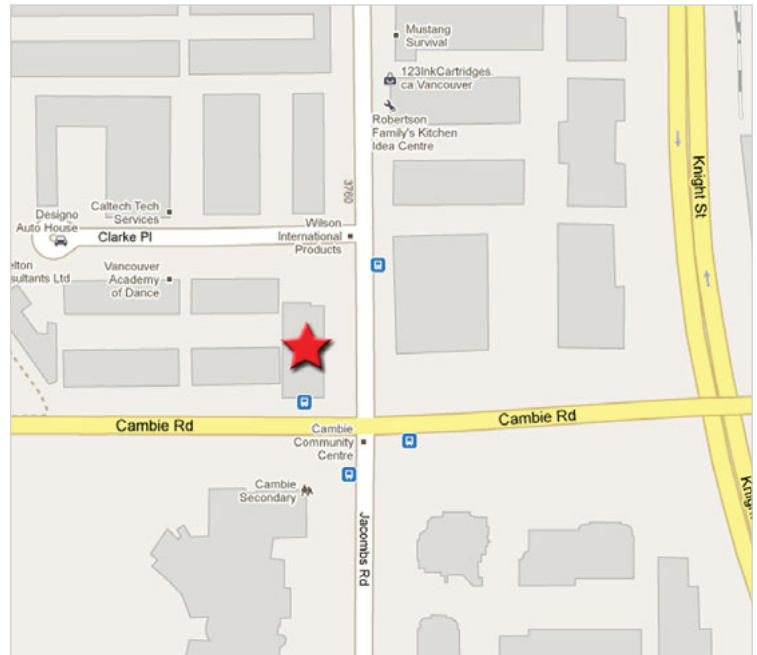
\$6.49 psf, per annum

#### AREAS AVAILABLE

**Unit 170**                      722 sf              Immediately

#### FEATURES

- Exposure opportunity
- Transit along Cambie Road
- Well appointed office area
- Grade level loading door
- Good parking



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