FOR SUBLEASE

2ND FLOOR - 8791 BECKWITH ROAD RICHMOND, BC

CUSHMAN & WAKEFIELD

1,357 SQUARE FEET OF BRIGHT OPEN OFFICE AREA





Jordan Sengara Personal Real Estate Corporation Vice President 604 640 5845 jordan.sengara@cushwake.com **Greg Miles** Associate Vice President Industrial Sales & Leasing 604 640 5814 greg.miles@cushwake.com

FOR SUBLEASE

2ND FLOOR - 8791 BECKWITH ROAD RICHMOND, BC

CUSHMAN & WAKEFIELD

THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to sublease the second-floor office of a free-standing industrial building that provides on-site parking.

LOCATION

The subject property is located on the North-East corner of Beckwith and Sexsmith Road in North Richmond. This ideal site offers excellent accessibility throughout the Metro Vancouver area by way of its close proximity to Highway 99 and Canada Line's Bridgeport Station.

ZONING

IL – Light Industrial

Permits a wide variety of general industrial uses, such as:

- Warehousing
- Assembly
- Manufacturing
- Distribution
- Contractor Services
- Indoor Recreation

AVAILABLE AREA

1,357 sf

ASKING LEASE RATE

\$25.50 psf, per annum

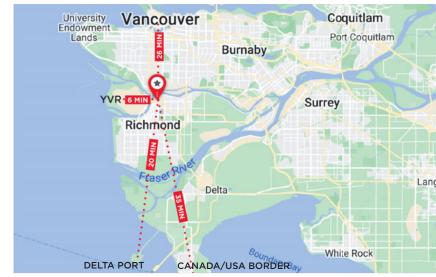
ADDITIONAL RENT (2023)

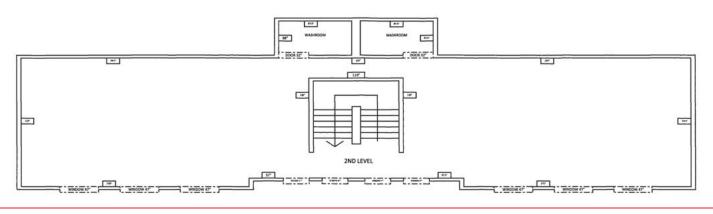
\$4.94 psf, per annum

AVAILABILITY

Immediately with a term Expiry of July 30, 2027* *Shorter terms will be considered







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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0824323 (06/23/bg)