

4940

**NO. 3 ROAD,
RICHMOND, BC**

**RETAIL AND OFFICE UNITS
FOR LEASE**



**CUSHMAN &
WAKEFIELD**



4940
NO. 3 ROAD,
RICHMOND, BC

THE OPPORTUNITY

4940 No 3 Road is an well-managed office and retail building in Richmond city centre. This on-SkyTrain building located at the intersection of No. 3 Road and Alderbridge Way—one of Richmond's top three busiest intersections— offers access from both of these major roads. The Building offers tenants ease of access to the Canada Line (SkyTrain), Highway 99, Hwy 91/Alderbridge Way and is short commute to/from the airport. Excellent opportunity for retail tenants seeking high visibility retail units and office tenants seeking flexible lease terms, lower gross rent and on-Skytrain location.

FEATURES

- Onsite property management
- Located at one of the busiest intersection of Richmond's city centre
- Excellent amenities within walking distance: Lansdowne Centre, Richmond Oval, plenty of restaurants, cafes and services nearby.
- Quick convenient access to YVR International airport via a short drive or a short ride on SkyTrain.

PROPERTY HIGHLIGHTS

OFFICE UNITS AVAILABLE

From 1,050 SF to 11,000 SF*
*Contact listing agent for further details

AVAILABLE

Immediate to July 1, 2024
*Refer to floorplans

ZONING

Land Use Contract (LUC) 040 /
Auto-Oriented Commercial (ZC40)

BASIC RENT

Contact Listing Agent

ADDITIONAL RENT

Retail: \$24.90 (2024 Est.)
Office: \$19.31 (2024 Est.)

PARKING

1:1,000 SF
*Additional stalls may be possible at the parking area of Lansdowne Centre

AVAILABLE UNITS

RETAIL



UNIT	SIZE (SF)	AVAILABILITY	DESCRIPTION
116	1,886	Aug 15, 2024	Ground floor retail unit offering visibility and signage opportunity to Alderbridge Way.
131	1,822	July 1, 2024	Under accepted offer.

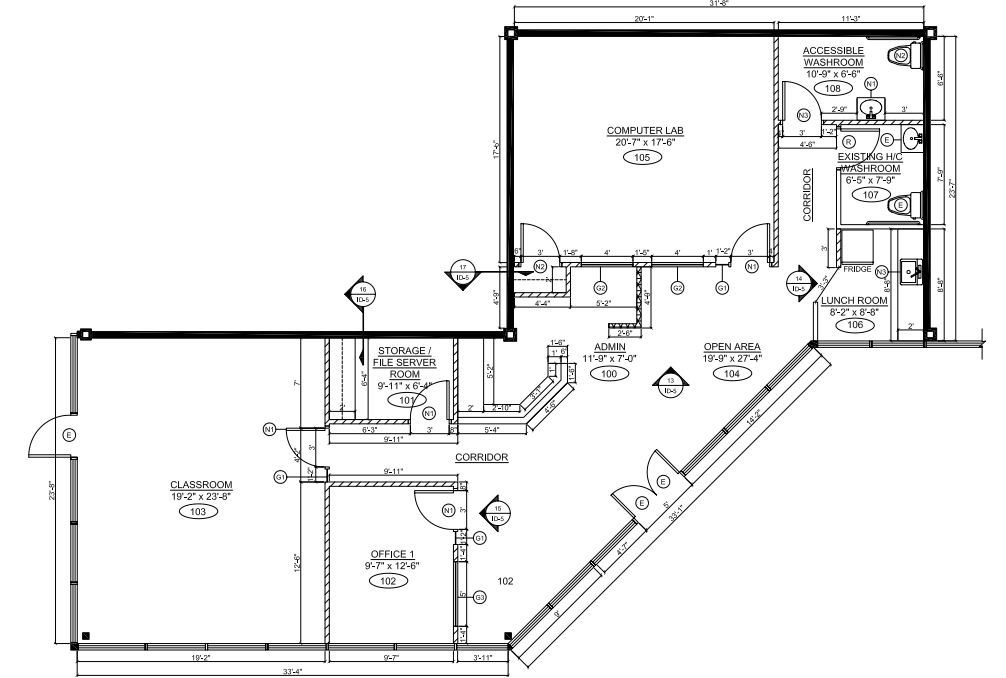
OFFICE

202	3,225	Immediately	Reception area, five offices, two meeting rooms, print room, open plan work area and kitchenette
208	1,050	Immediately	Two offices and one meeting room
210	1,494	Immediately	Newly renovated with two offices and open plan area
225	2,491	July 1, 2024	Five offices and large meeting room
303	1,404	Immediately	Recently renovated with two offices and an open plan area
304	2,623	Immediately	Reception area, five offices, two meeting rooms, kitchenette and an open plan work area
307	1,839	Immediately	Recently renovated with five offices, one meeting room, open plan work area and a kitchenette

UNIT 116



1,886 SF
Available Aug 15, 2024

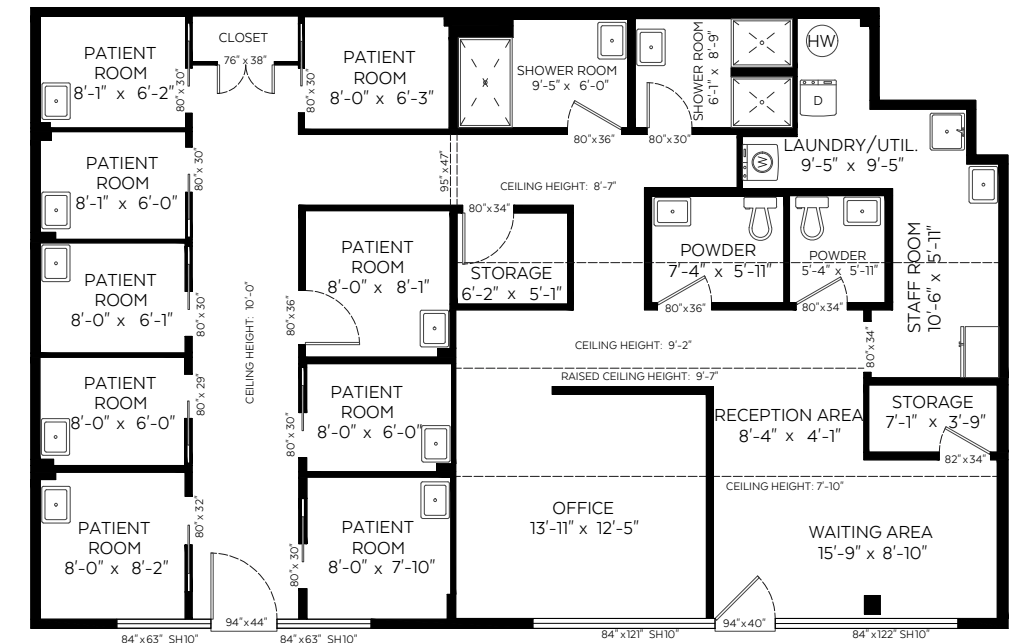
-  Ground floor retail unit facing Alderbridge Way
-  Unit offers wide frontage



UNIT 131

1,822 SF
Available July 1, 2024






-  Ground floor retail unit facing Alexandra Road
-  Unit offers wide frontage

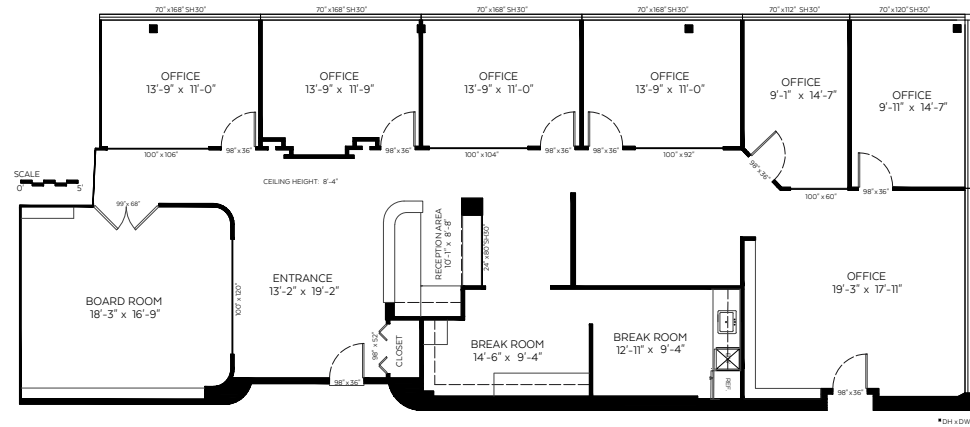


UNIT 202

3,225 SF

Available Immediately



-  Reception Area
-  Five (5) Offices
-  Two (2) Meeting Rooms
-  Print Room
-  Open Plan Work Area
-  Kitchenette

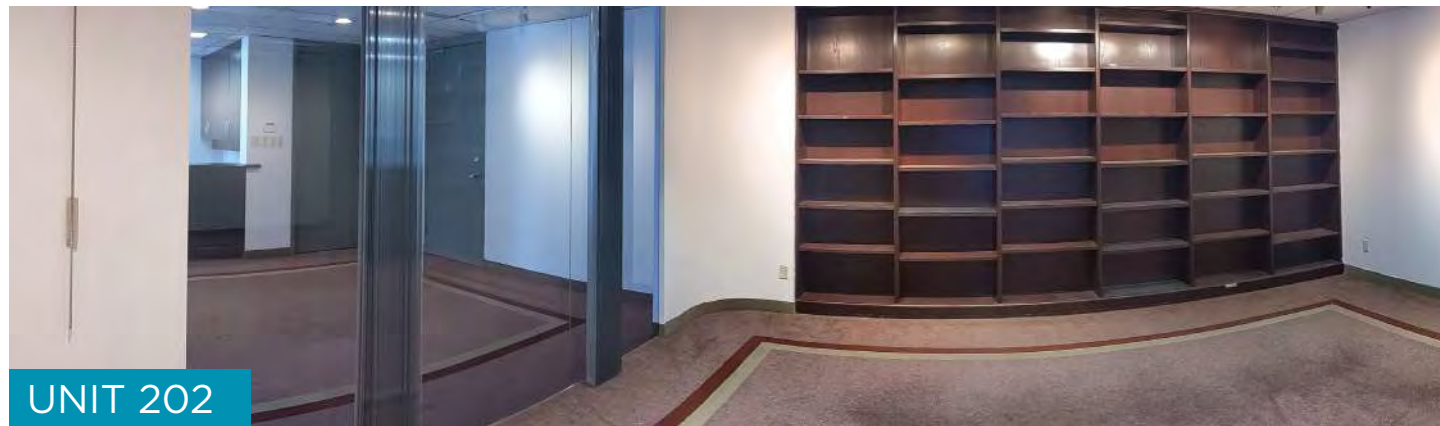
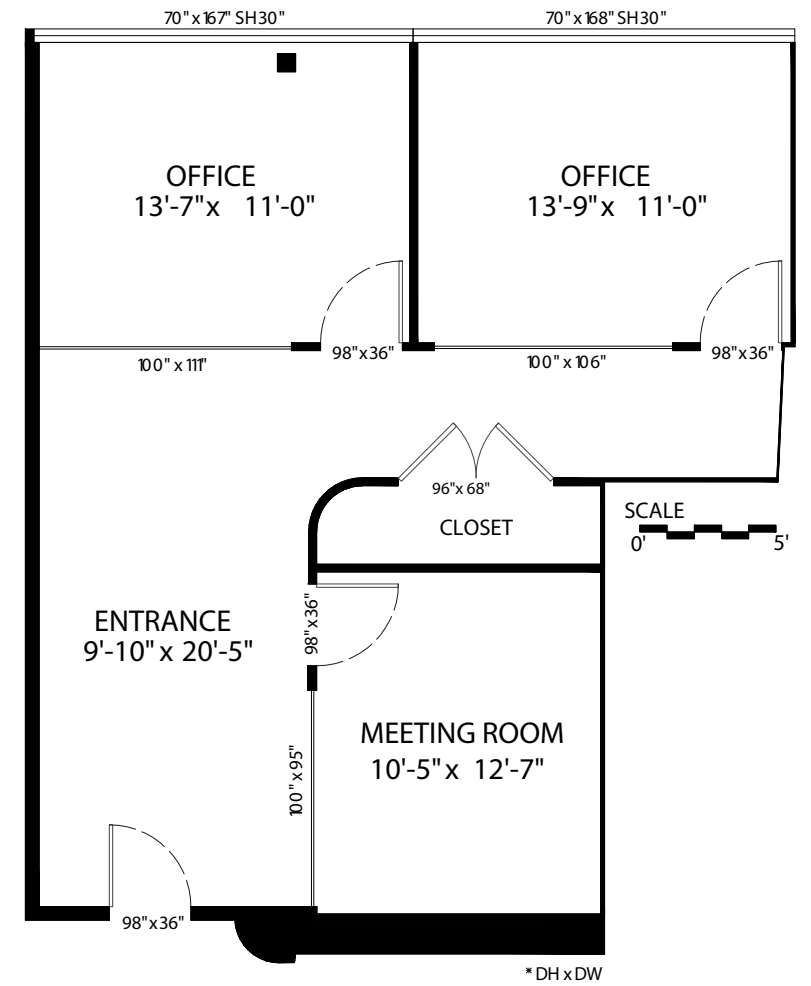


UNIT 208

1,050 SF

Available Immediately

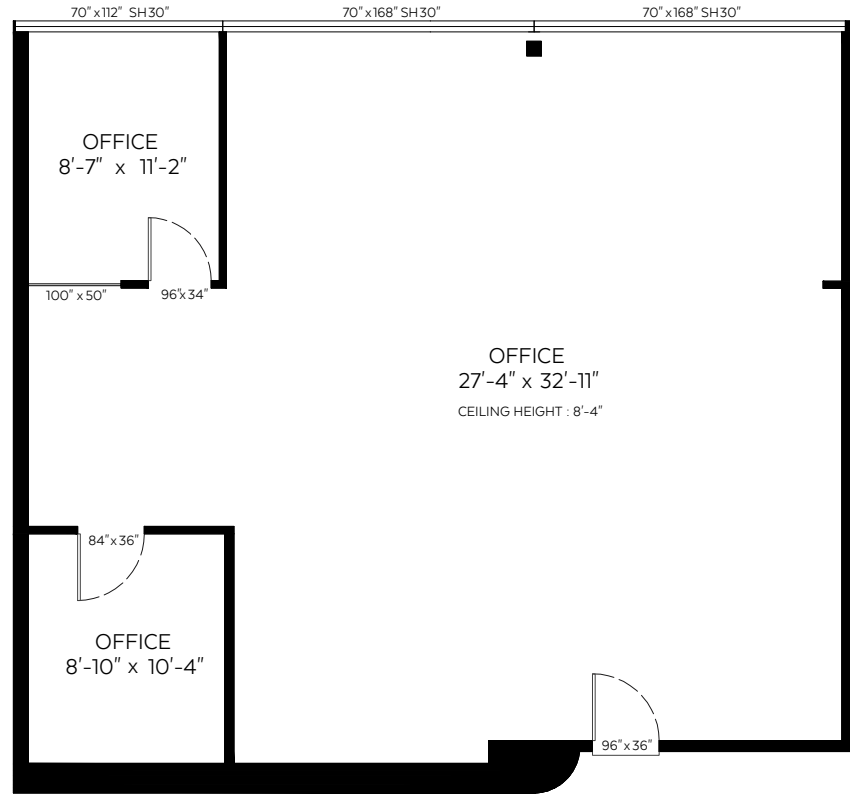
-  Two (2) Offices
-  One (1) Meeting Room



UNIT 210

1,494 SF
Available Immediately

- Newly renovated with Two (2) Offices
- Open Plan Area

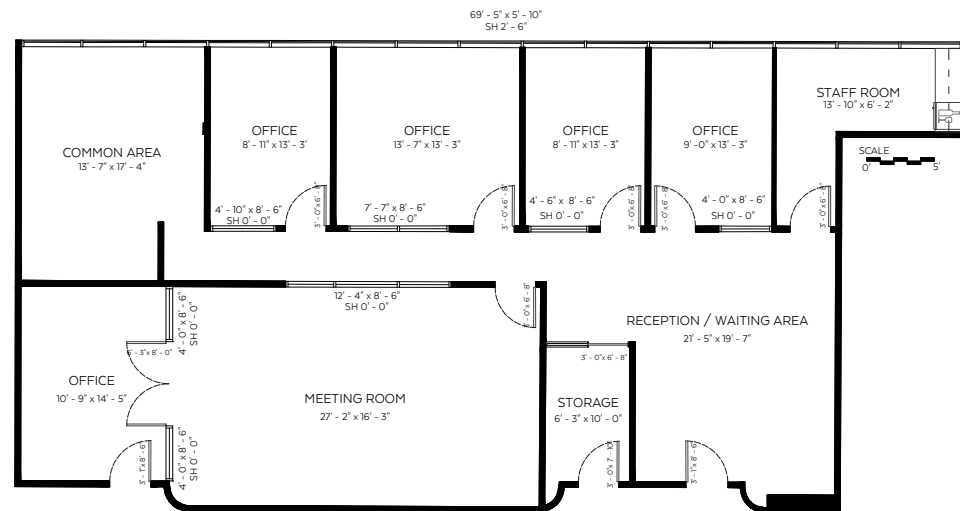


UNIT 210

UNIT 225

2,491 SF
Available July 1, 2024

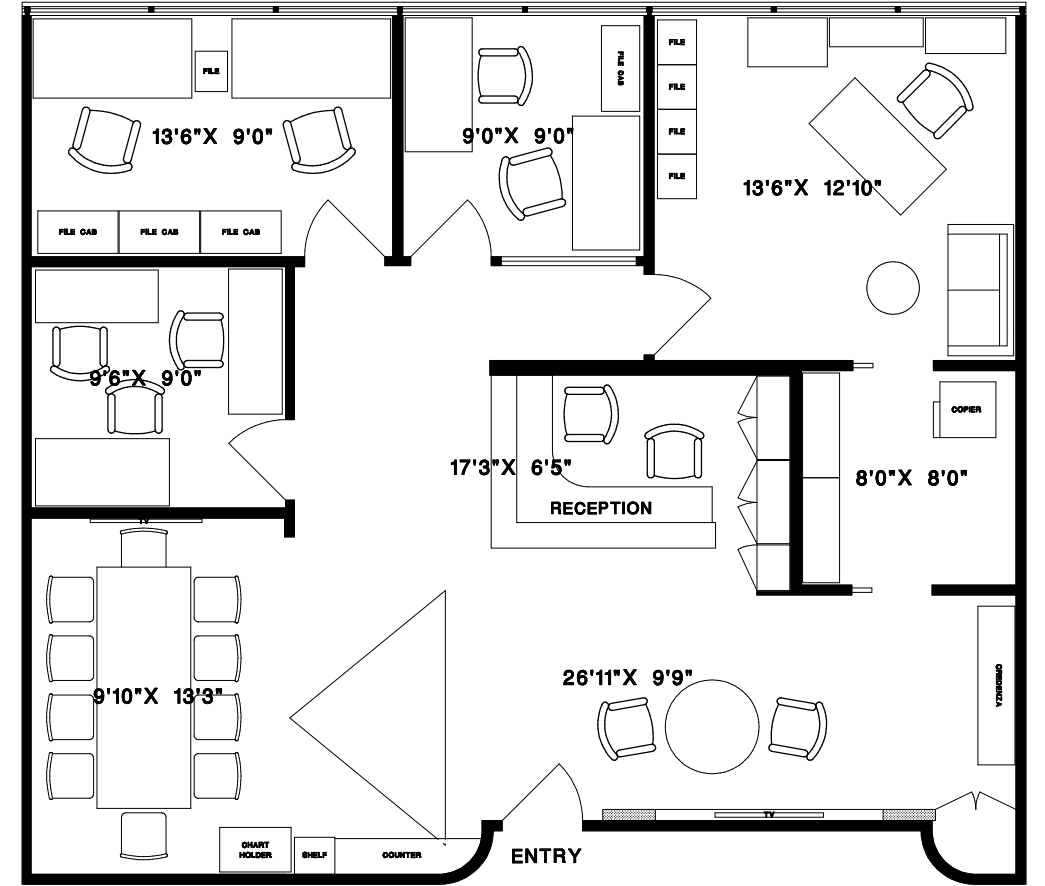
- Five (5) Offices
- Large Meeting Room



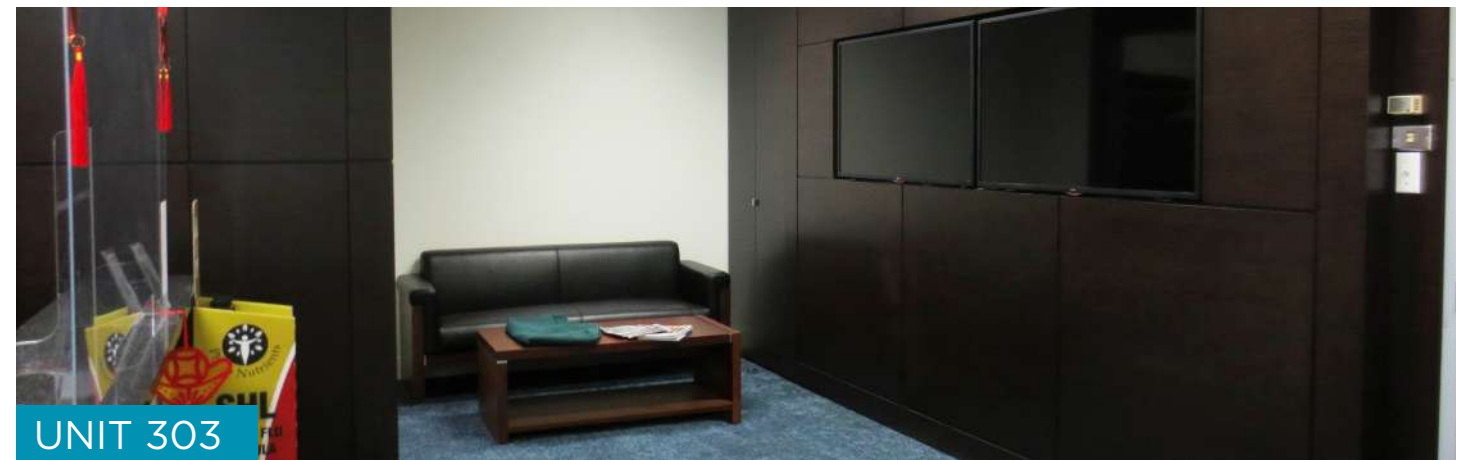
UNIT 303

1,404 SF
Available Immediately

- Recently renovated with Two (2) Offices
- Open Plan Area








UNIT 303

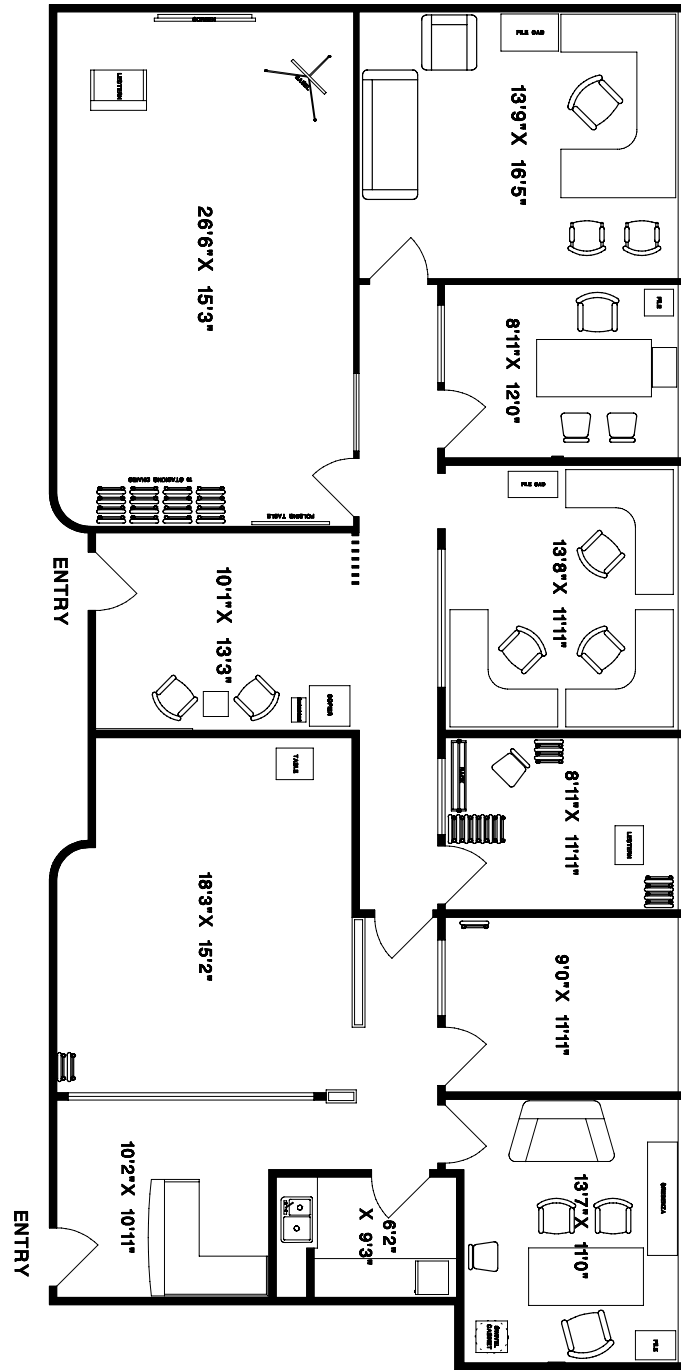


UNIT 303

UNIT 304

2,623 SF
Available Immediately

-  Reception Area
-  Five (5) Offices
-  Two (2) Meeting Rooms
-  Kitchenette
-  Open Plan Work Area





UNIT 304

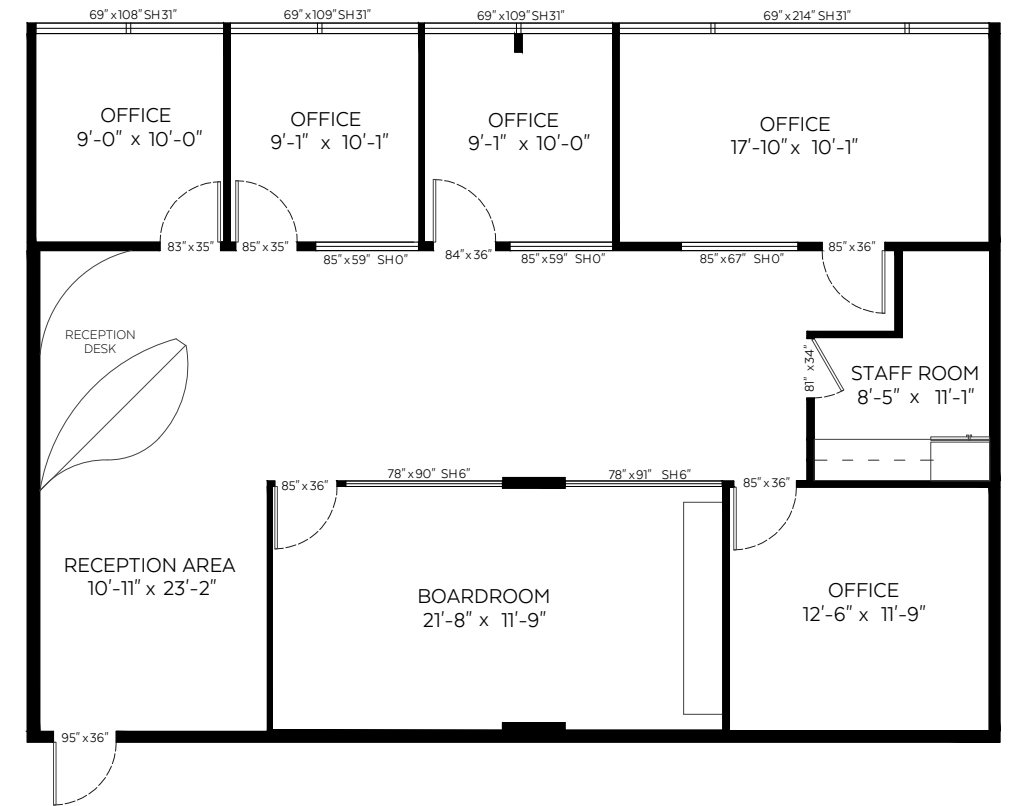


UNIT 304

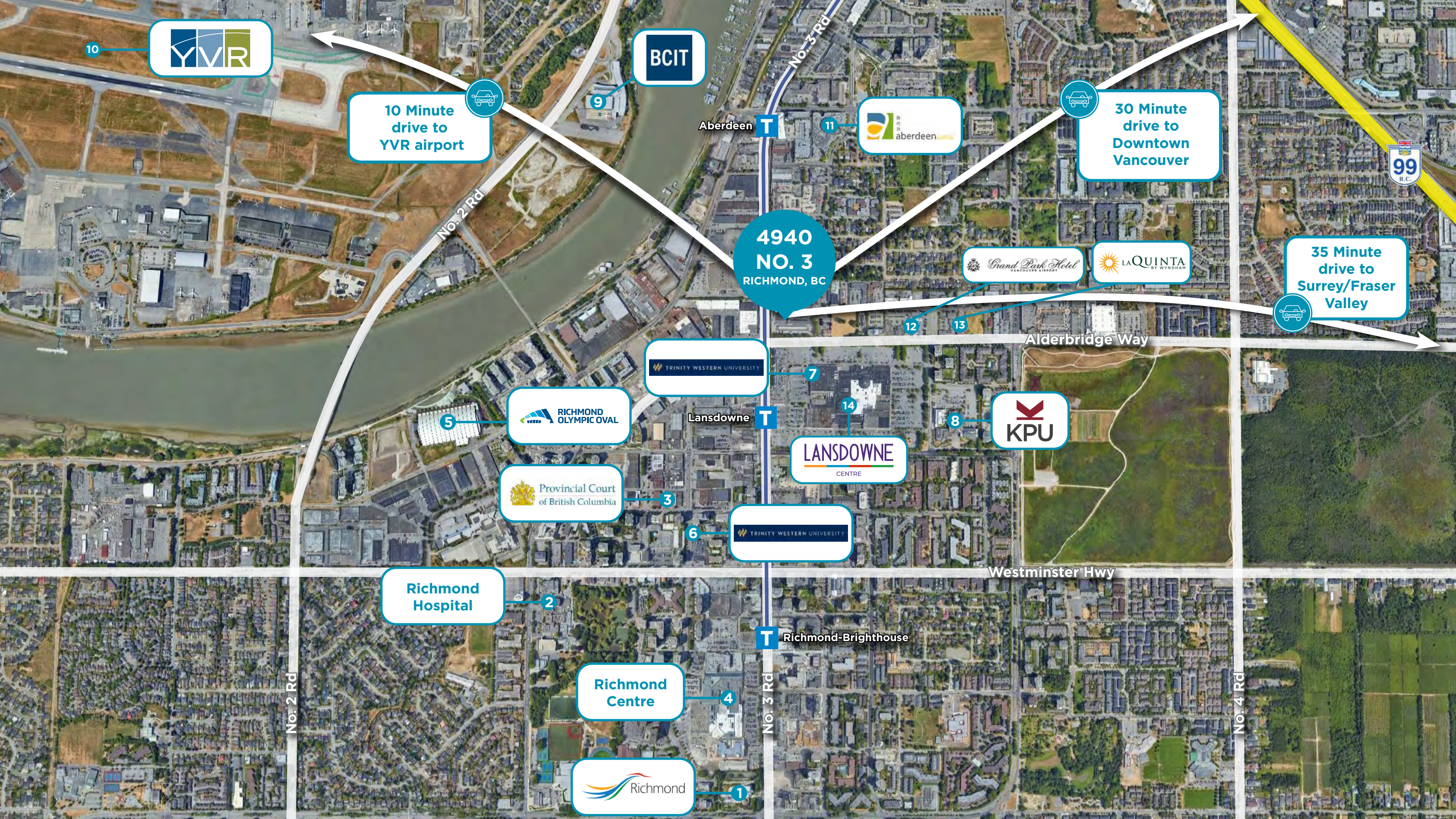
UNIT 307

1,839 SF
Available Immediately

-  Recently renovated Five (5) Offices
-  One (1) Meeting Room
-  Open Plan Work Area
-  Kitchenette



UNIT 307



**4940
NO. 3
RICHMOND, BC**

**10 Minute
drive to
YVR airport**

**30 Minute
drive to
Downtown
Vancouver**

**35 Minute
drive to
Surrey/Fraser
Valley**

- 1. Richmond City Hall
- 2. Richmond Hospital
- 3. Richmond Law Court
- 4. Richmond Centre

- 5. Richmond Oval
- 6. Trinity Western University (Minoru)
- 7. Trinity Western University (Lansdowne)
- 8. Kwantlen University

- 9. BCIT Aerospace campus
- 10. YVR airport
- 11. Aberdeen Centre
- 12. Grand Park Hotel

- 13. La Quinta By Wyndham
- 14. Lansdowne Centre

 Skytrain
 British Columbia Highway 99



For more information, please contact:

FRANCES WU

Senior Associate

+1 604 639 9356

frances.wu@cushwake.com

700 West Georgia Street, Suite 1200
Toronto Dominion Tower, Pacific Centre
Vancouver, BC V7Y 1A1 Canada

cushmanwakefield.com