

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	Immediately	Ground floor retail unit offering visibility and signage opportunity to Alderbridge Way.

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
217	1,675	Immediately	Five offices, one meeting room and bar sink/kitchenette
223	742	May 1, 2025	Three offices and meeting room
225	2,491	Immediately	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

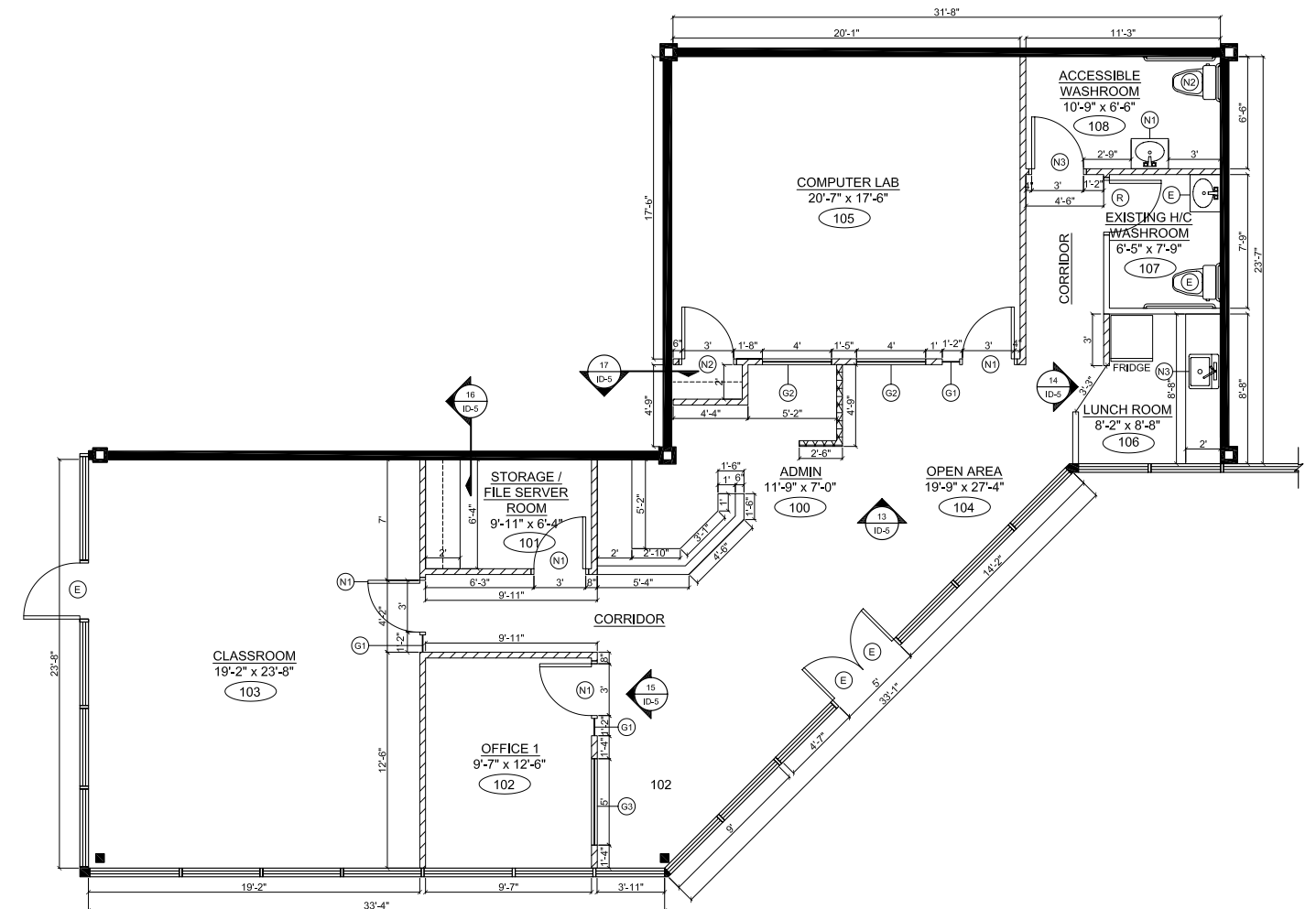
Available Immediately



Ground floor retail unit facing Alderbridge Way



Unit offers wide frontage

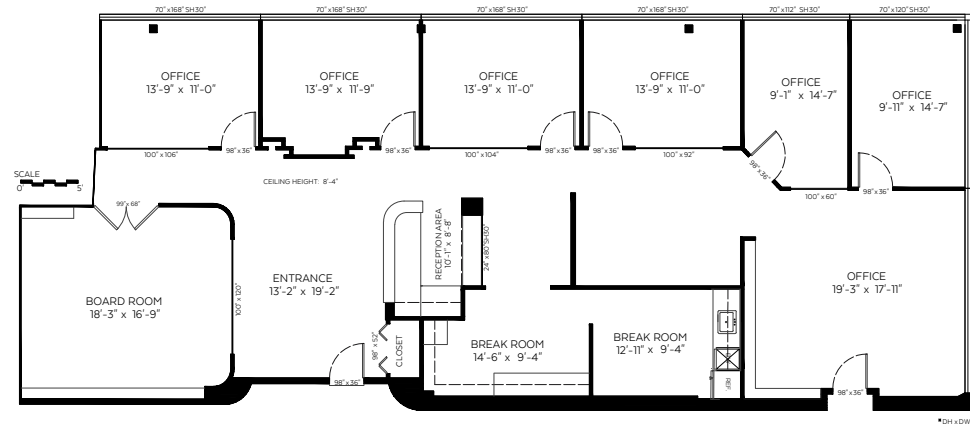


UNIT 202

3,225 SF

Available Immediately

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

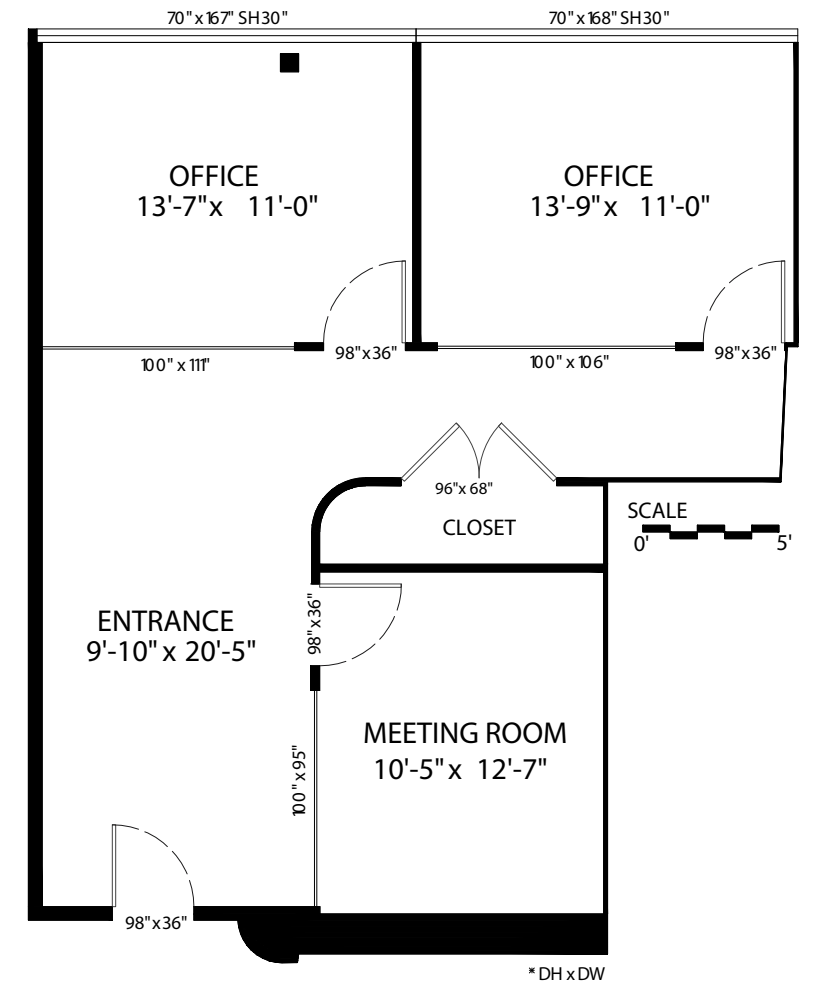


UNIT 208

1,050 SF



Available Immediately

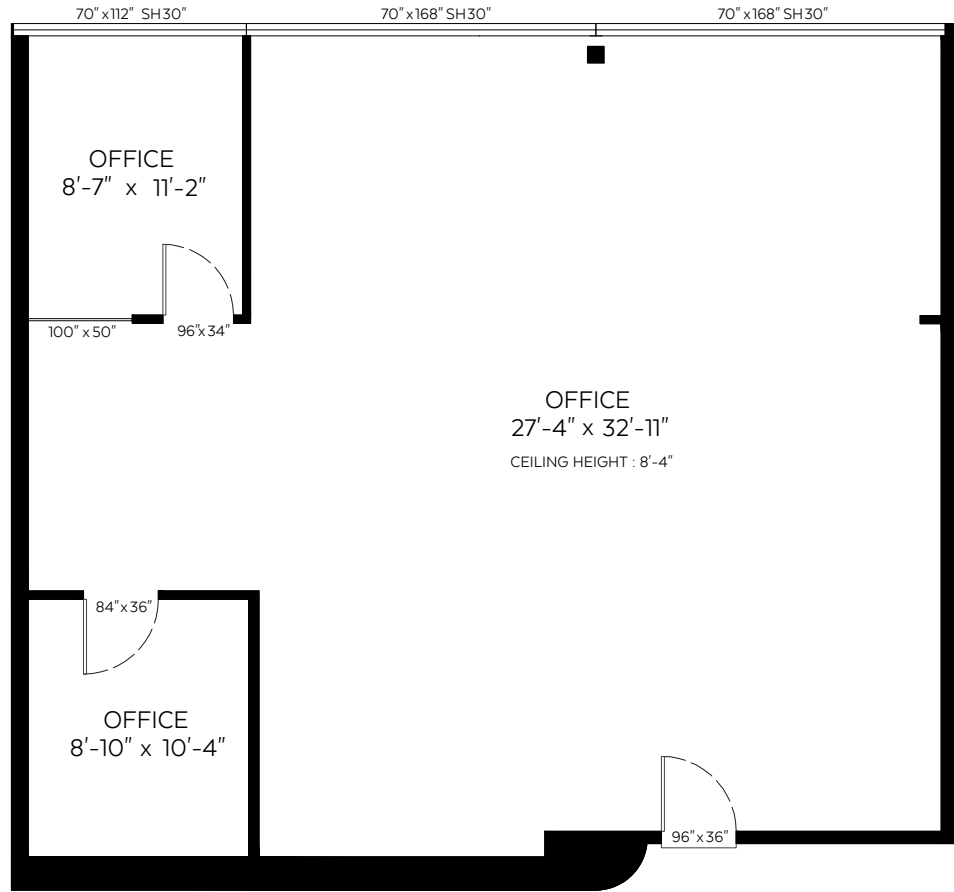
- Two (2) Offices
- One (1) Meeting Room



UNIT 210

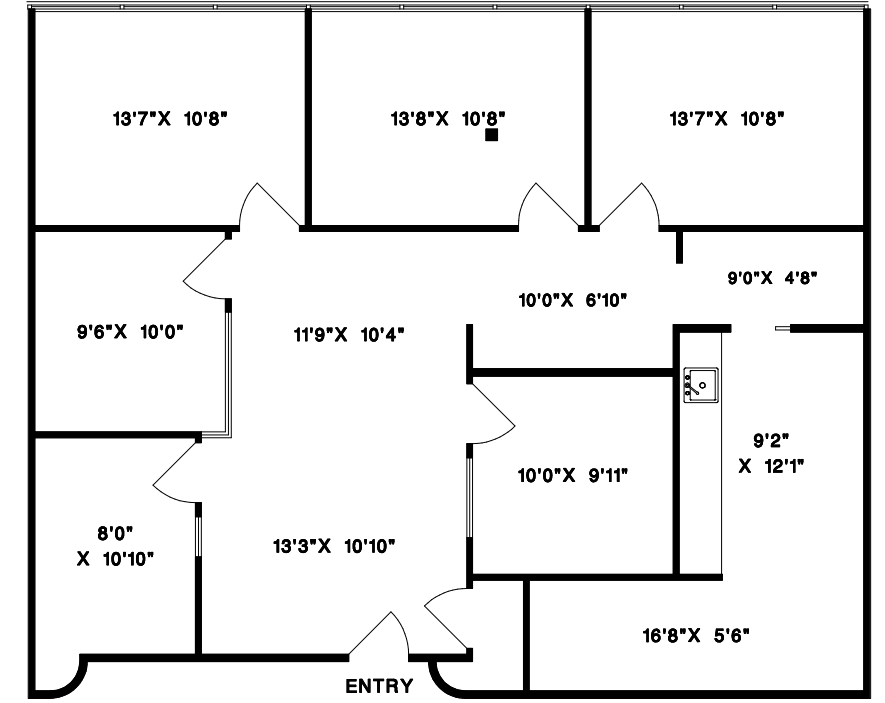
1,494 SF
Available Immediately

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



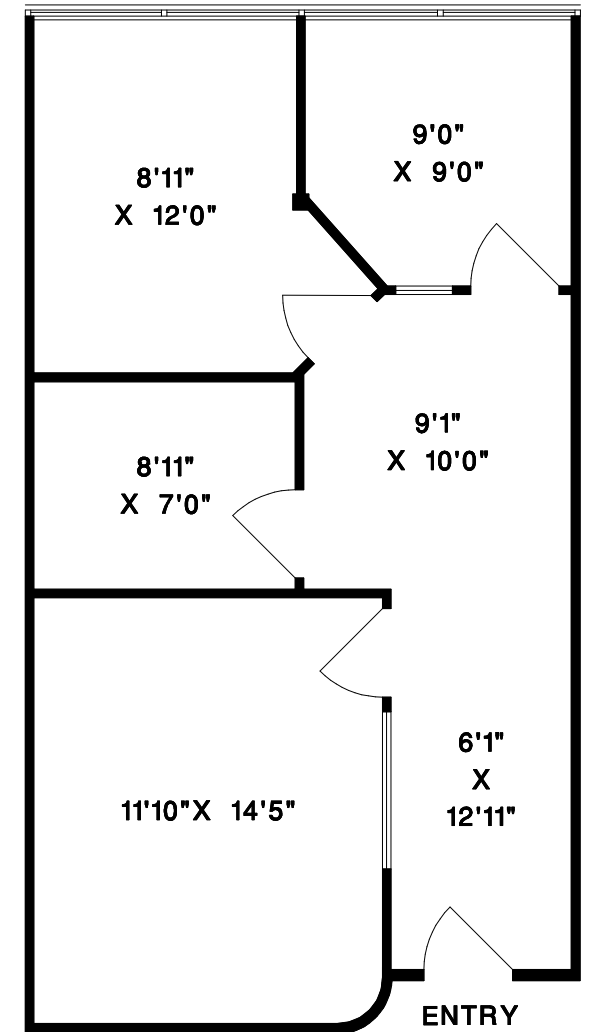
UNIT 217

1,675 SF



UNIT 223

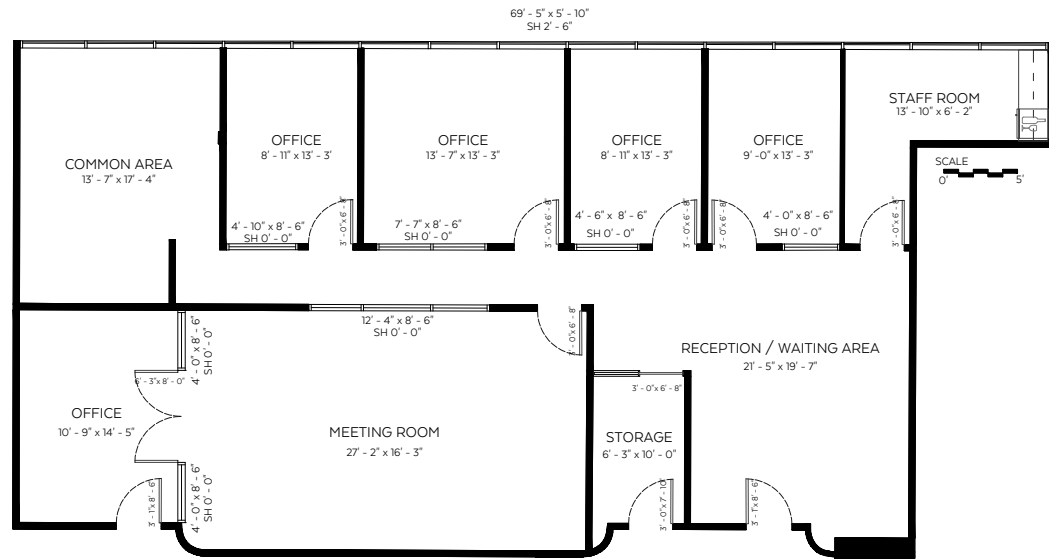
742 SF



UNIT 225

2,491 SF
Available Immediately

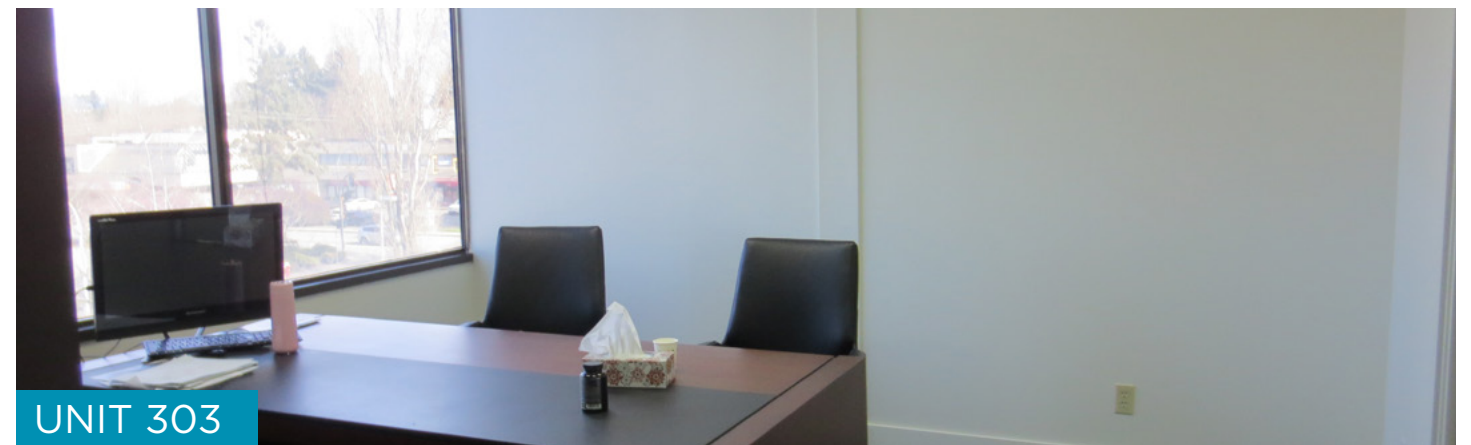
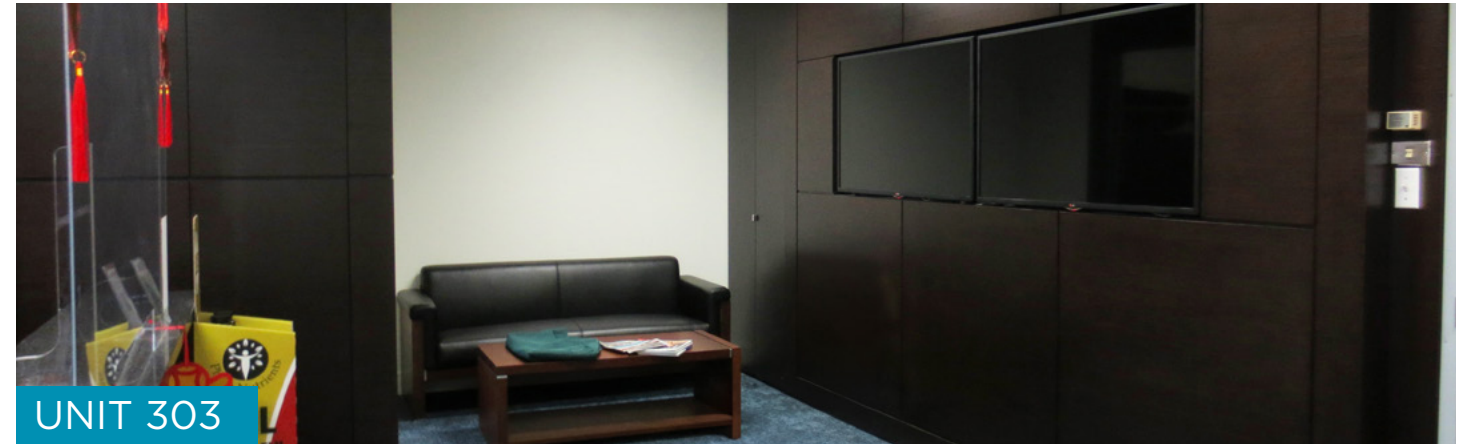
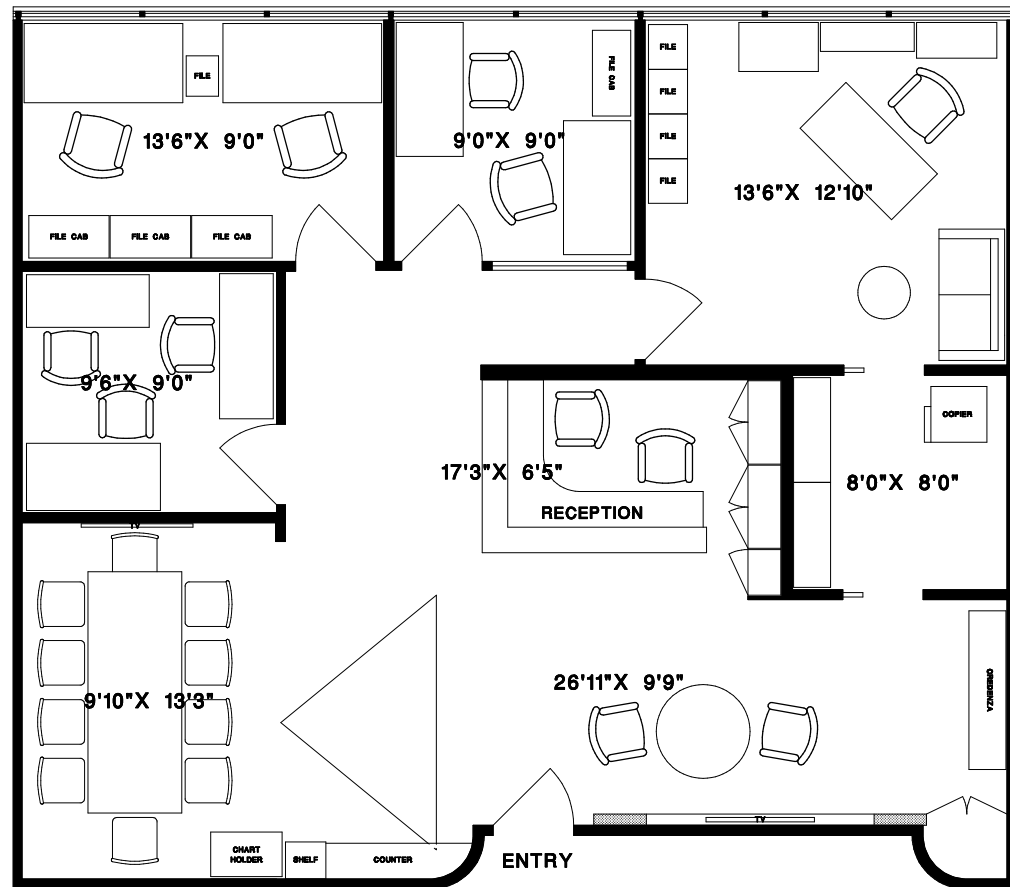
- Five (5) Offices
- Large Meeting Room



UNIT 303






1,404 SF
Available Immediately

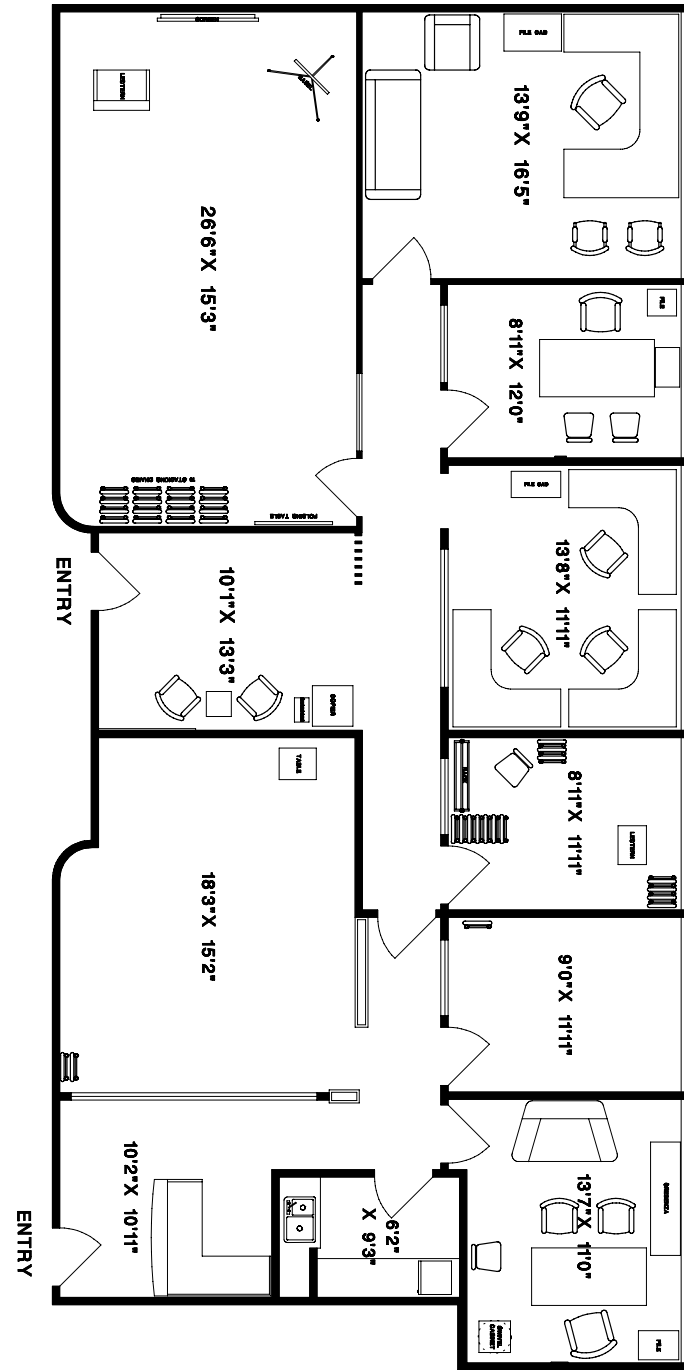
- Recently renovated with Two (2) Offices
- Open Plan Area



UNIT 304

2,623 SF
Available Immediately

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



UNIT 304

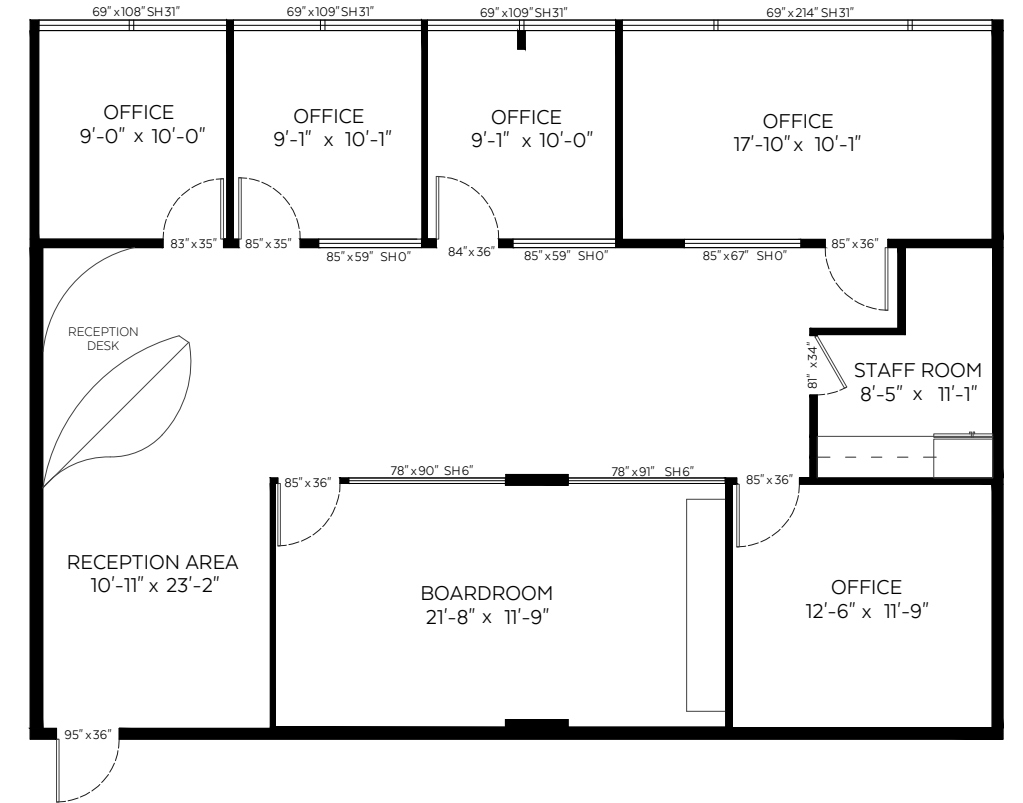


UNIT 304

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**

- 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





For more information, please contact:

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