# FOR LEASE UNIT 2143 20800 WESTMINSTER HIGHWAY RICHMOND, BC







# **Graham Williams**

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## **OPPORTUNITY**

Cushman & Wakefield ULC is pleased to present the opportunity to lease a 2,111-square-foot strata unit in the Goldbar Business Plaza. The subject property is a two-storey flex use building located in rapidly growing East Richmond. This unit is well configured with office on the second floor and ground floor warehouse that is serviced with rear grade level loading.

ASKING RATE	ADDITIONAL RENT (202	24)
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\$21.00 PSF \$6.75 PSF

AVAILABLE SIZE

Immediately 2,111 SF

# **LOCATION**

Goldbar Business Plaza is located in East Richmond on Westminster Highway to Highway 91. This location offers fast and efficient access to Greater Vancouver's key market areas.

# **PROPERTY FEATURES**

- · Rear grade level loading
- Two washrooms
- Office can be separately accessed at the front of the unit

## **ZONING**

**IR1** Industrial Retail Zone - provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses, with a few other compatible uses.





