# FOR NEWLY RENOVATED RICHMOND OFFICE SPACE LEASE #4-11220 VOYAGEUR WAY, RICHMOND, BC

## CONTACT

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Address	#4-11220 Voyageur Way		
Size	3,058 sq.ft. (approx.)		
Taxes & Op Costs	\$4.93 per sq.ft. (2020 Est.)		
Net Asking Rent	Contact Agent		
Zoning	IR1 (Industrial Retail)		

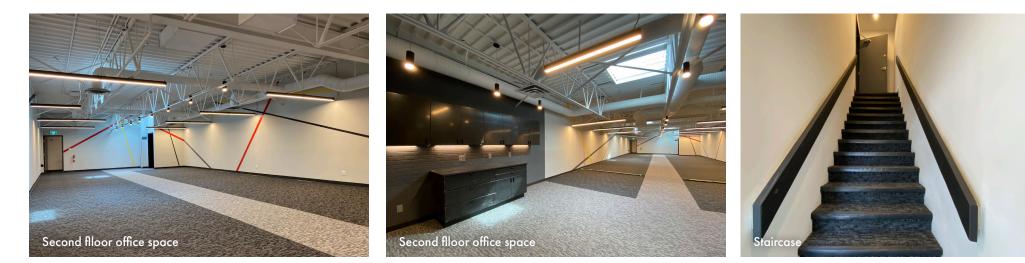


- Brand new renovated office space
- Skylights on second floor
- Open plan office area
- Boardroom
- Shared kitchen/lounge area





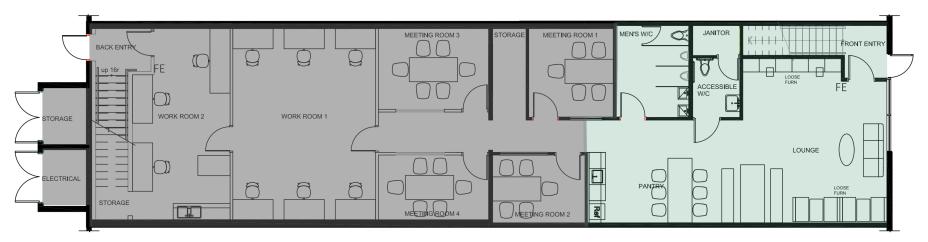




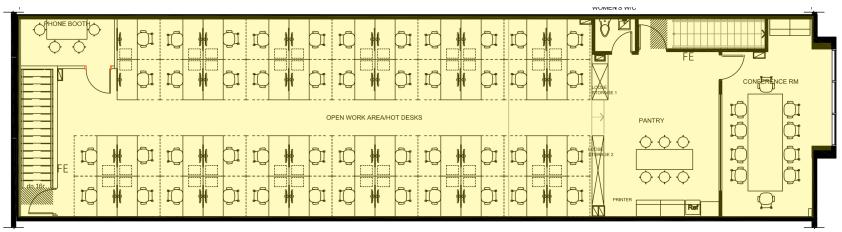
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Level 1



### Level 2



#### Legend



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# THE LOCATION

11220 Voyageur Way is located by the intersection of Bridgeport Road and Shell Road, offering easy connection to all parts of the Lower Mainland including Vancouver, Burnaby, and New Westminster. Richmond Centre is a 10-minute drive away, Vancouver International Airport is 15-minute drive away, and Downtown Vancouver is a 25-minute drive away. The location is also serviced by multiple bus routes that depart from SkyTrain stations including the 407 and 430.

### Amenities within a 5-minute Drive

-e.Dr

W 70th Ave

Fraser River	Café Loyal Chicago Subs Continental Seafood Costco Daddy's Grill	IKEA LA Chicken Lamajoun McDonald's <b>GEPORT</b> Moxie's Grill & Bar	Neptune Barbecue House Richport Chinese River Road Café Shoppers Drug Mart Tandoori King Café	MiTim Hortons Wendy's White Spot	Fraser River
Grant McConachie Way	RiverRo	No		Alver Rd	Vulca
	Bridgeport Rd	A 문 Bridg	geport Rd		Bridgeport Rd

99

No 4 Rd

Sea Island Way

Wumber 3 Rov Capstan Way Hazelbridge May

Garden City

# Rd

Cambie Rd

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11220 Voyageur Way Richmond, BC

Shell Rd



Cambie Rd

No 5 Rd

No 5 Rd

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River Rd

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