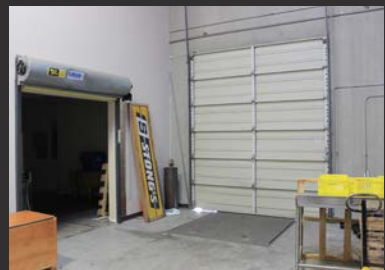


FOR LEASE: PRIME LOCATION OPPORTUNITY

**CBRE**

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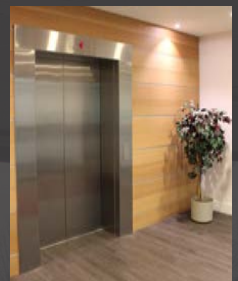
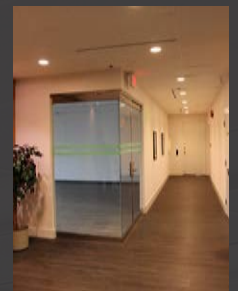
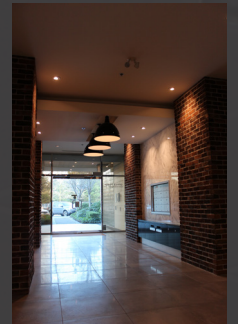
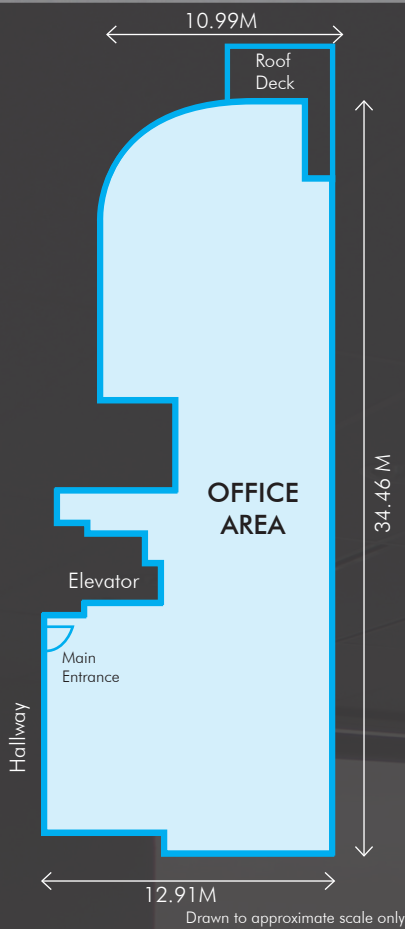
604 662 5120

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# OFFICE SPACE AVAILABLE SUITES:



## SUITE 310

### OFFICE SPACE BUILDING FEATURES:

- Large windows allow ample natural light
- Newly renovated open concept floor plan
- Recently installed wood flooring and white walls
- Elevator exposure
- Newly updated lobby area with tile and brick walls

### TOTAL AREA:

Suite 310 Office Space: 4,478 Sq.Ft.

### LEASE RATE:

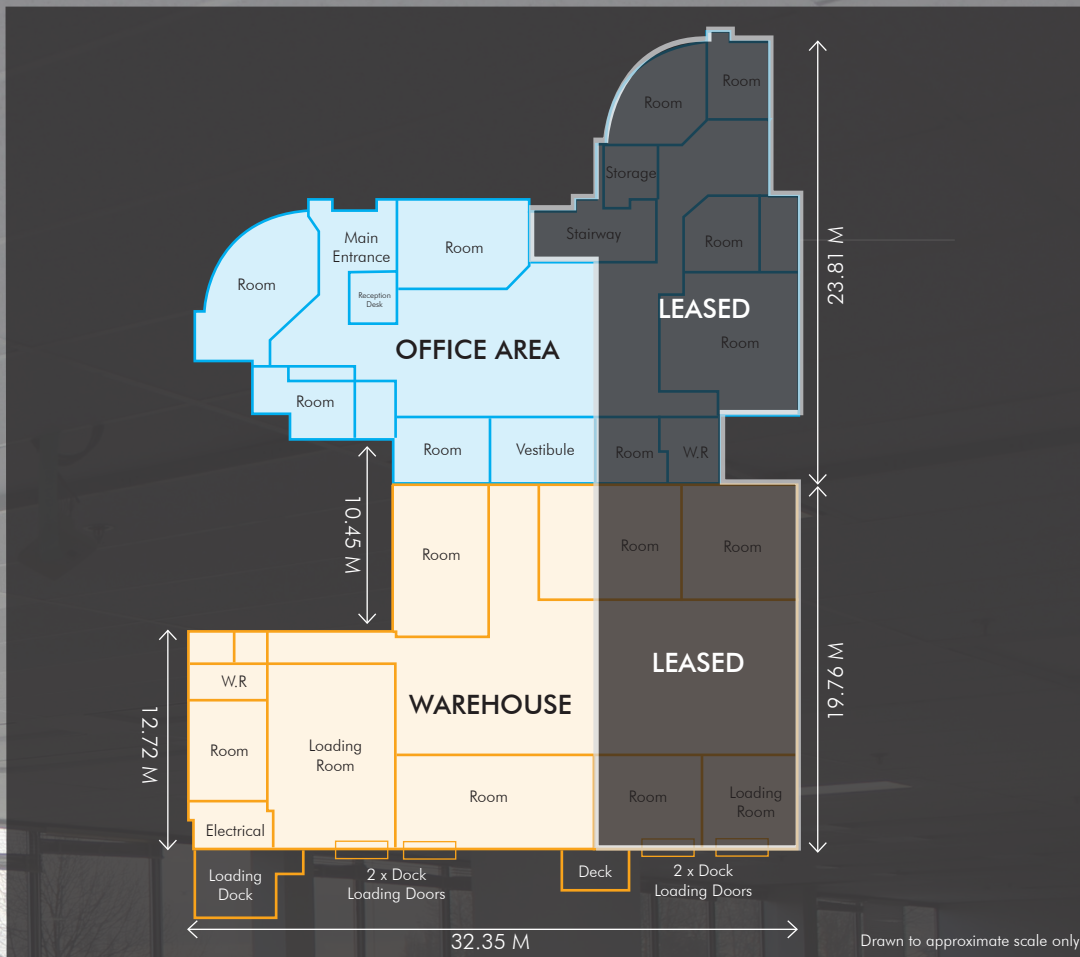
Ask agents for details

### ADDITIONAL RENT:

\$6.53 PSF ( Inclusive of utilities )



## FLEX WAREHOUSE OFFICE AVAILABLE SUITES:



## SUITE 140-150

### TOTAL AREA AVAILABLE FOR LEASE:

Total: Approximately 6,500 Sq.Ft

### FLEX OFFICE + WAREHOUSE BUILDING FEATURES

- Modern office with large atrium / central meeting area
- 2 dock loading doors
- Ample space in parking lot for easy maneuverability
- Structural Mezzanine for additional storage
- HVAC
- Fully Sprinklered
- 24' Clearance (approx.)

### ZONING:

IB1 (Industrial Business Park Zoning) allows for a wide range of general industrial uses, including storage, manufacturing, and stand-alone office.

### LEASE RATE:

Ask agents for details

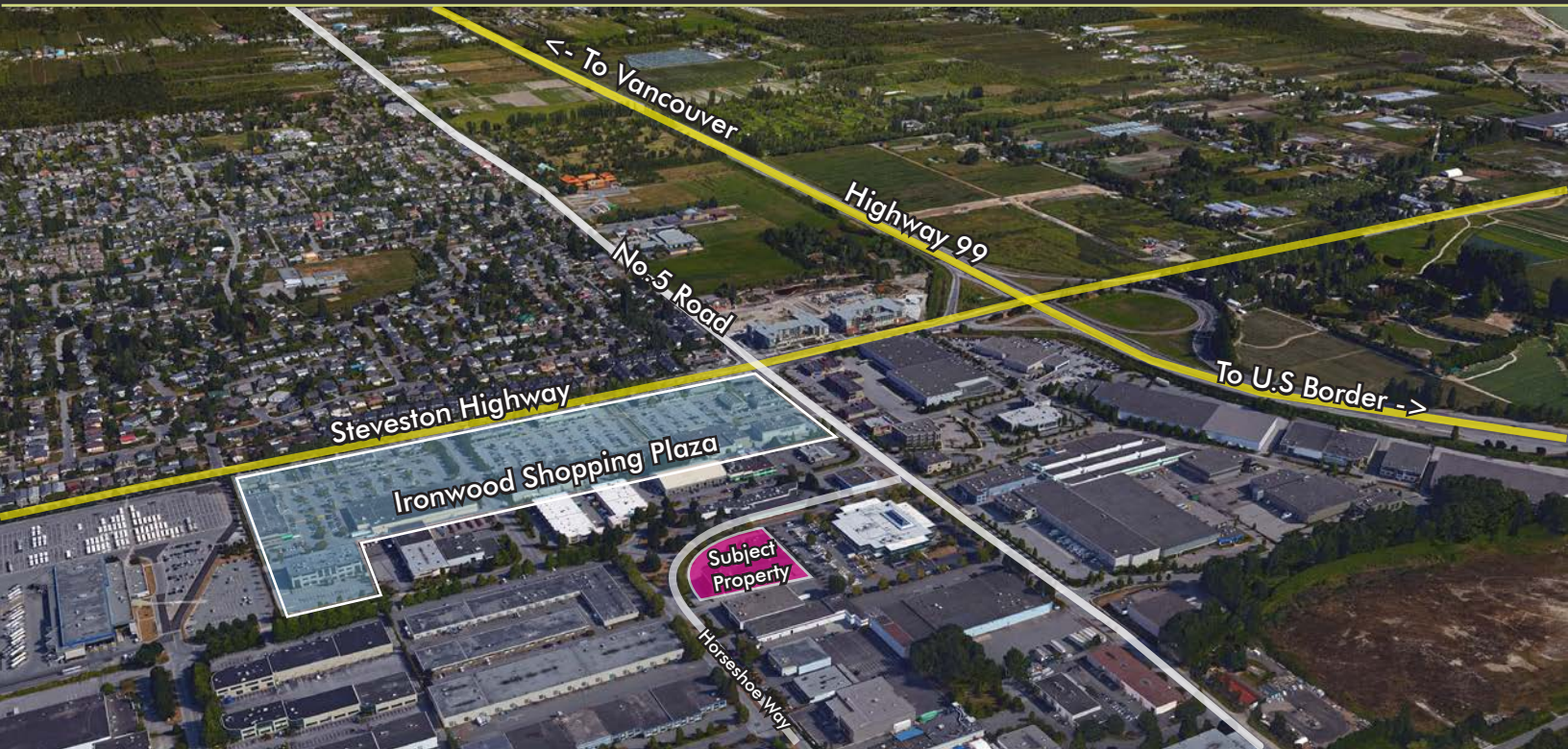
### ADDITIONAL RENT:

\$6.53 PSF ( Inclusive of utilities )



# FOR LEASE: PRIME LOCATION OPPORTUNITY

## 11120 HORSESHOE WAY, RICHMOND, B.C.



### The Location:

The subject property sits in the heart of Riverside Industrial Park in South Richmond. This highly convenient location is situated seconds away from the intersection of Steveston Highway and Highway 99 to Vancouver and the U.S border crossing. Occupants will enjoy convenient access to public transit routes along No. 5 Road and Steveston Highway that connect directly to downtown Richmond and the Canada Line SkyTrain. Occupants will also benefit from the nearby Ironwood Plaza with over 35 unique retail stores, restaurants, banking and other services. With the upcoming George Massey Tunnel Replacement Project due to be completed in 2022, Riverside Industrial Park properties will undergo a major transformation as daily traffic is forecasted to exceed 80,000 users daily after completion.

### Notable Businesses Nearby:

The Keg Steak House & Bar	London Drugs	CIBC Bank
Browns Social House	Canadian Tire	TD Bank
Original Joe's Restaurant	McDonalds	Bank of Montreal
Starbucks	Boston Pizza Restaurant	Scotia Bank
Save-on-Foods	Tim Hortons	River Road Sports Club

### Travel Times to Logistics Hubs:

YVR International Airport..	14-24 minutes*
Deltaport (Tsawwassen)....	20-26 minutes*
USA/Canada Border.....	22-30 minutes*

\*Source: Google Maps