

# FOR SUBLEASE

## IMPROVED MODERN OFFICE AND WAREHOUSE SPACE

6651 Fraserwood Place, Richmond, BC



## CONTACT US

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# CBRE

HT  
FG

THE HIGH  
TECHNOLOGY  
FACILITIES GROUP

# THE OPPORTUNITY

Prominently located within the Fraserwood Corporate Centre in East Richmond, 6651 Fraserwood Place is a purpose-built office facility situated along the Fraser River. Highway 91 and Westminster Highway provide excellent connections to Vancouver, Richmond, New Westminster, Vancouver International Airport, and the Fraser Valley.

## HIGHLIGHTS

- Private employee cafeteria
- Large exterior patios
- Spacious employee lounge area
- Multiple meeting rooms, private offices, training rooms, and open area
- Large server room
- End of trip facilities including showers and lockers
- Shipping/receiving area with dock level loading
- Landscaped lawns, open patio area, and jogging path
- Multiple skylights and atriums for abundant natural light
- Panoramic views of the Fraser River
- 10' ceiling heights
- 110 parking stalls

## PROPERTY DETAILS

<b>Unit</b>	180
<b>Area</b>	36,363 sq. ft. (Office) <u>7,716 sq. ft. (Industrial)</u> 44,079 sq. ft. Total
<b>Available</b>	On Notice
<b>Term</b>	Nov. 30, 2027
<b>Sublease Rate</b>	Contact Agent
<b>Operating Costs</b>	\$5.15 (2019 est)



Meeting Room



Staircase View



Kitchen



Reception Area



Warehouse

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Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.



## THE LOCATION

6651 Fraserwood Place is located in the popular Fraserwood Business Park area of East Richmond. The property is well located with direct access via Westminister Highway, and is located near the Highway 91 Connector, which provides links to all regions of Metro Vancouver. Various food and shopping options, including Queensborough Landing, are a quick 5 - 10 minute drive away. Bus routes offer direct connections to both the Canada Line and Skytrain.

### NEARBY RESTAURANTS

- Auxi Kitchen & Coffee Bar
- Epic Grill Silogs
- Kirin Restaurant
- McDonald's
- Morrison's Grill
- NaanBites
- Queensboro Pizza
- Subway
- TugBoat Annie's Pub & Grille

### NEARBY SHOPS & AMENITIES

- Anytime Fitness
- Bulk Barn
- Canada Post
- Coast Capital Savings
- CrossFit New West
- Walmart Super Centre
- Queensborough Community Centre

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