

FOR LEASE

Units 140 & 150

5751

Cedarbridge Way

RICHMOND, British Columbia

Two Industrial/Office Units Available
in Richmond City Centre



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**Personal Real Estate Corporation*

LOCATION

The subject property is situated at 5751 Cedarbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.



ASKING LEASE RATE

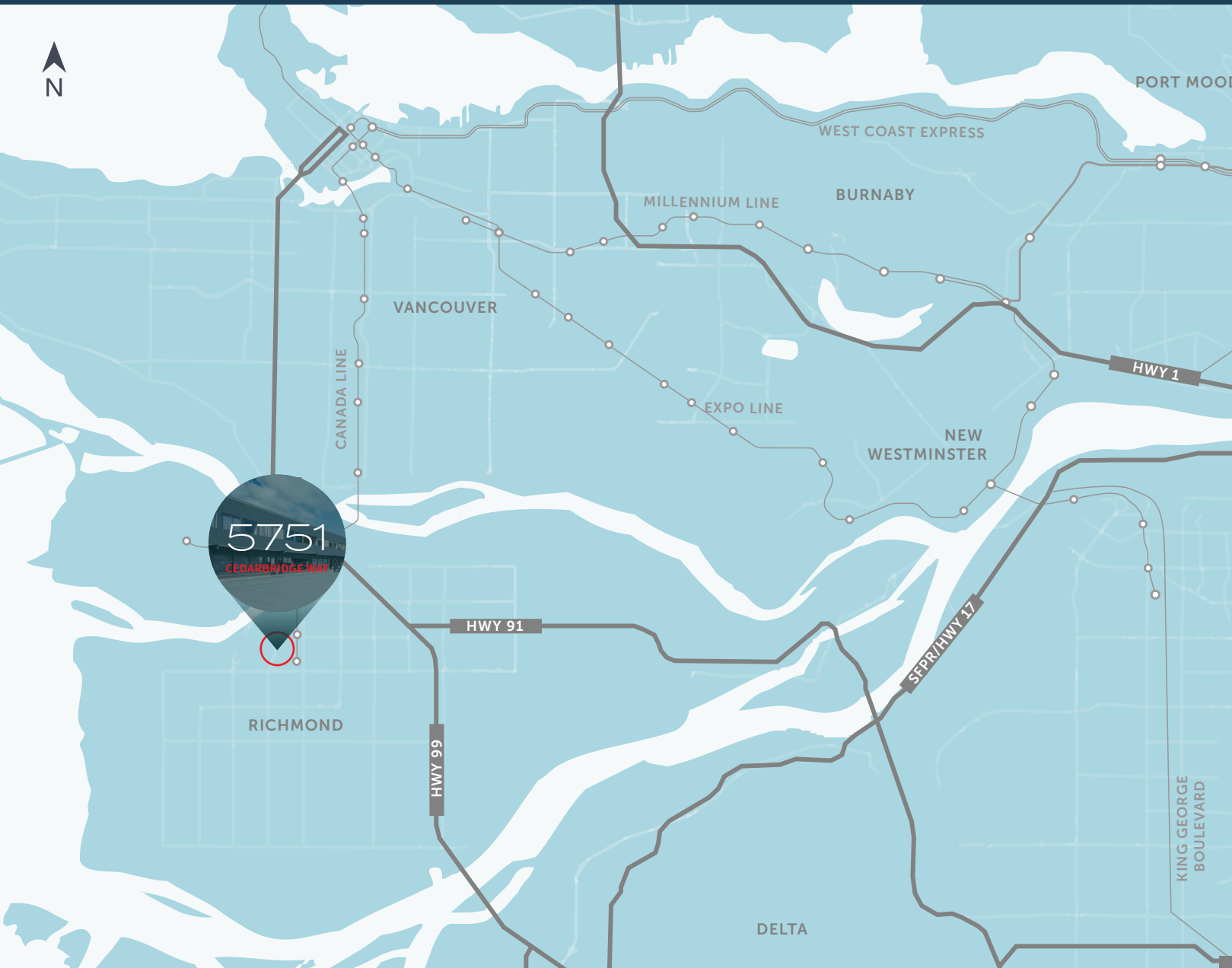
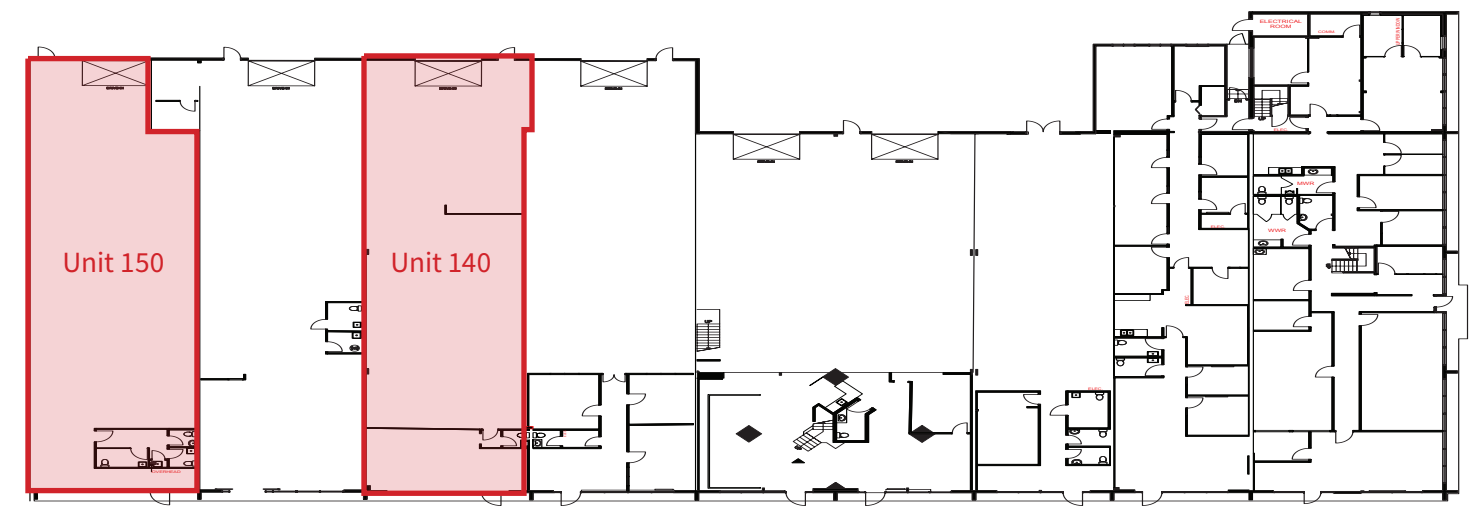
\$21.00 PSF Net



ADDITIONAL RENT

\$10.13 PSF

SITE PLAN



| | |
|-----------|-------------|
| Unit 140 | 3,563 SF |
| Unit 150 | 3,492 SF |
| Available | Immediately |

| | |
|--------|---|
| Zoning | IR1 - Industrial Retail Provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses. |
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PROPERTY HIGHLIGHTS

- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ All-directional access and egress from Cedarbridge Way
- ▶ New grade loading doors
- ▶ Ample surface parking



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SCAN TO VIEW
TEAM LISTINGS



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