

FOR LEASE

7800

UNIT 200

**Alderbridge Way**

**RICHMOND**, British Columbia

2,437 SF of Second-floor walkup office space



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\*Personal Real Estate Corporation





## LOCATION

The subject property is situated at 7800 Alderbridge 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**  
\$20.00 PSF

 **ADDITIONAL RENT(2024)**  
\$9.13 PSF

 **ZONING**  
IR-1

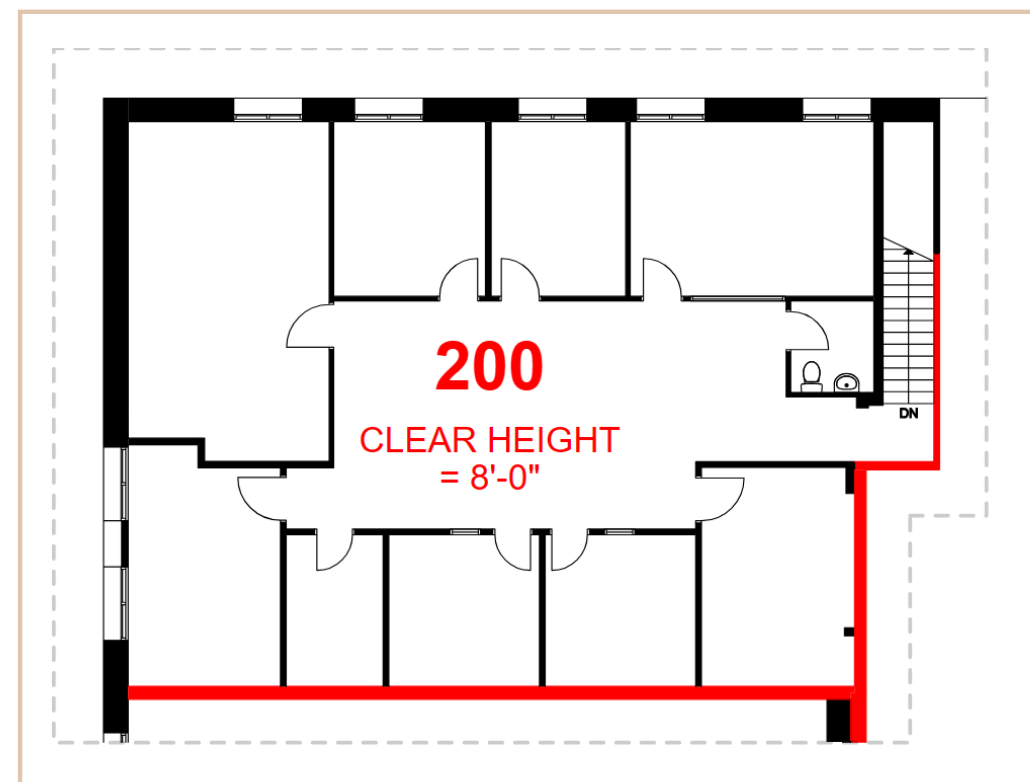
 **AVAILABLE**  
October 1, 2024



DRIVE TIMES	
Vancouver Airport	8 Mins
Highway 91	15 Mins
Downtown Vancouver	30 Mins
DeltaPort	35 Mins
US Border	40 Mins

## FEATURES

- ▶ Second-floor walkup office space improved with perimeter offices (exterior offices and boardroom feature window outlooks), an open work area, and a private washroom.
- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ Close proximity to various retail stores, restaurants, and outdoor parks
- ▶ Excellent connectivity with major transportation routes, including Hwy 99



Rentable area  
2,437 SF







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