



Office Space

8136 Park Road, Richmond, BC

Prime location on the south side of Park Road in between No. 3 Road and Buswell Street

Excellent transit connections with Richmond-Brighouse Canada Line Station just one and half blocks away

Plentiful restaurant, shopping, banking and other amenities are all within a short walk (half block to Richmond Centre)

For more Information contact:
Ivy Yung
T: 604.742.3675
E: ivy.yung@tpmgcapital.com

TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

8136 Park Road, Richmond, BC

LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
250	647	Immediate

Net Lease Rate:

Starting at \$17.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

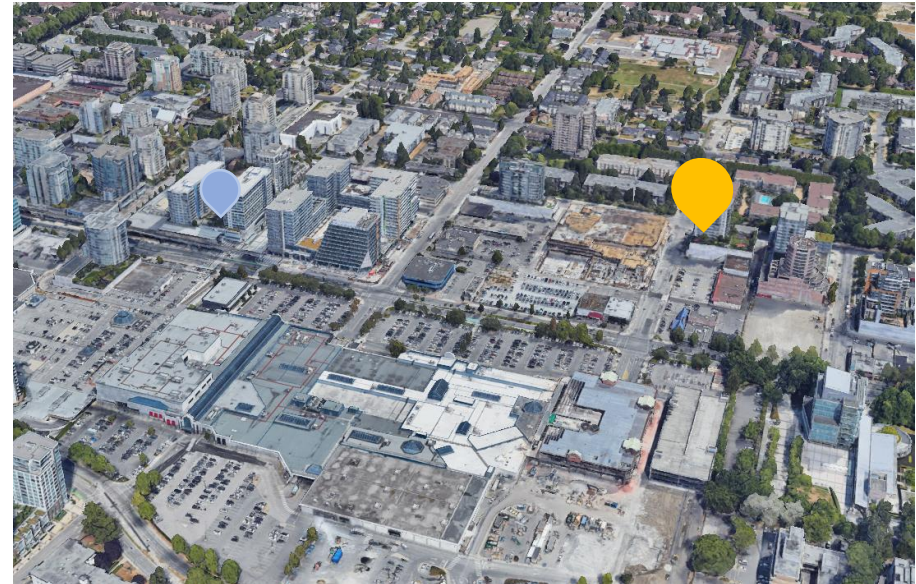
Taxes & Op. Costs:

\$16.14 per sq. ft. (estimate for year ending December 31, 2026; includes standard utilities)

Parking:

20 surface parking stalls on site

Proximity to Richmond-Brighouse Station



8136 Park Road



Richmond-Brighouse Station

TPMG CAPITAL

Real Estate Acquisition
Management
Leasing