



AVISON  
YOUNG

CAMPUS SPACE FOR LEASE

# GEC CYBER CITY

7780-7840 River Road  
Richmond, BC

Opportunity to occupy 150,000 sf of waterfront office space for campus use in a newly built, 8-storey office development connected to an adjacent hotel with potential to convert to student housing

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# Project overview

## Civic addresses

7780, 7800, 7804, 7820 & 7840 River Road, Richmond, BC

## PID

003-531-856, 003-644-855, 001-000-641,  
003-604-969, 003-624-633

## Site size

72,064 sf

## Project status

Rezoning approved, development permit pending

## Estimated completion

TBD



# Opportunity highlights



Steps away from the Fraser River and the Middle Arm Waterfront Greenway



Five-minute walk from the Aberdeen SkyTrain Station and bus stop



Surrounded by major developments and transportation upgrades



Larger floorplates and flexible design given early stage of development



Opportunity for right of first refusal on student housing rental units

# Tower 1 office



Floors  
8



Square footage  
150,000 sf



Typical floorplate  
20,000 sf



Proposed use  
General office and campus space

# Parking and elevators

Parking levels  
3

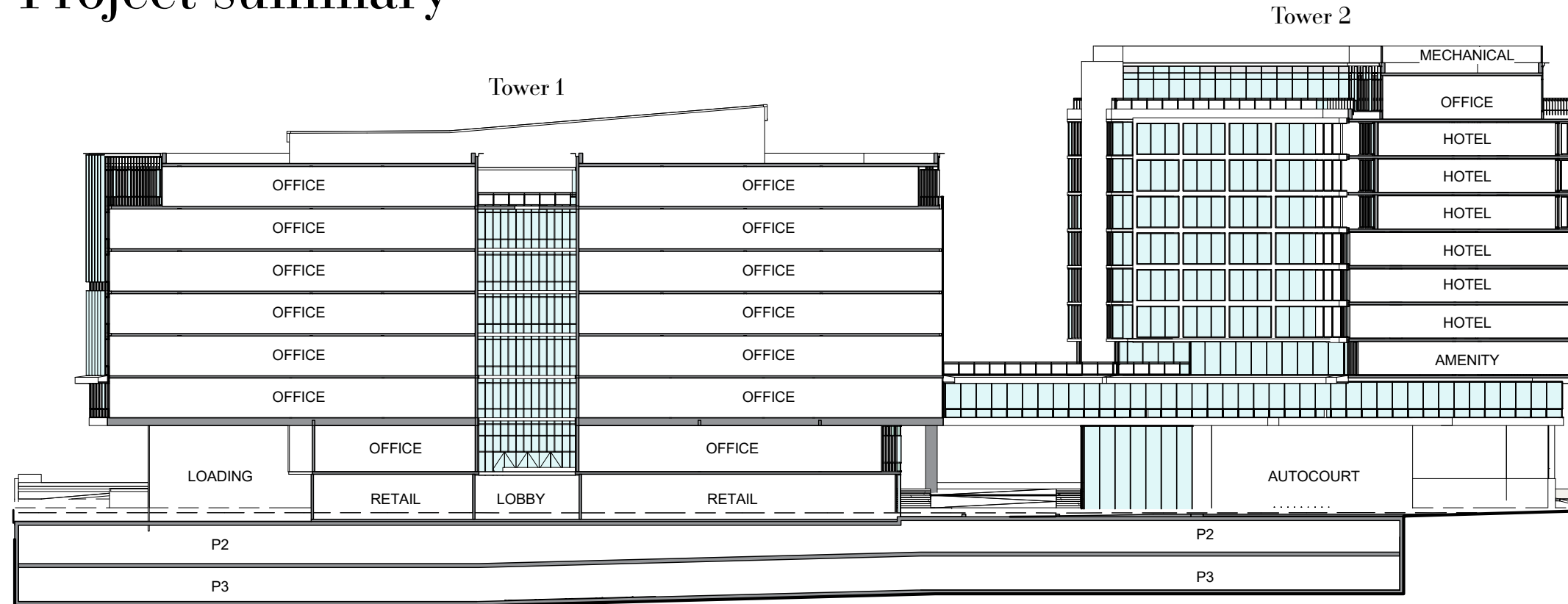
Elevators for hotel  
3

Parking stalls  
220

Elevators for office/campus  
6



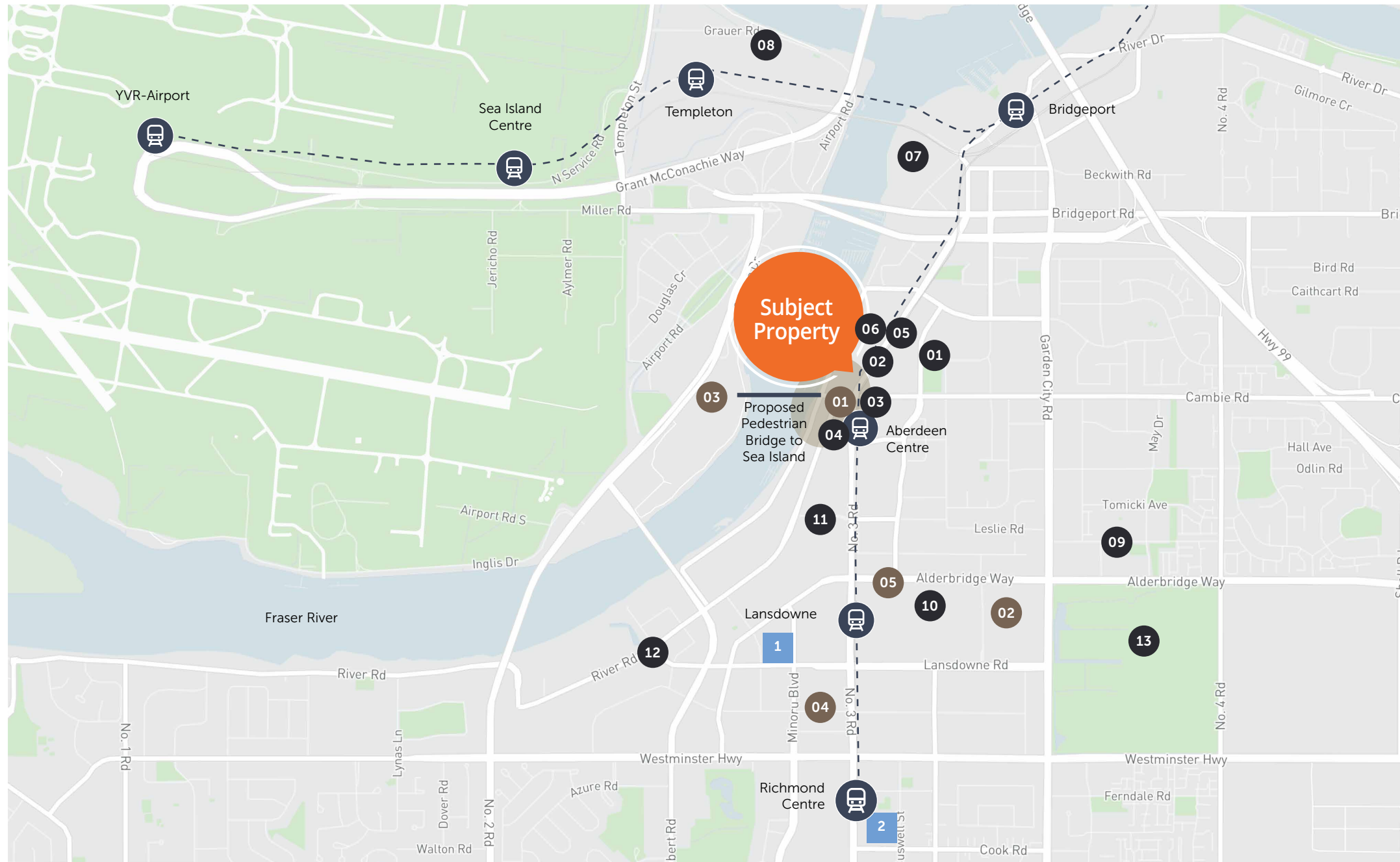
# Project summary



Level	Tower 1	Tower 2	Hotel Suites
11	-	7,065	
10	-	11,189	33
9	-	11,190	33
8	19,753	11,189	33
7	19,897	12,317	28
6	19,897	12,317	28
5	20,097	12,317	28
4	28,014	7,275	
3	29,734	4,177	
2	14,978	8,043	
1	6,681	6,971	
<b>Total</b>	<b>159,051</b>	<b>104,050</b>	<b>183</b>

*\*Total Gross Buildable Area (all uses)*





## Amenities

- 01 Aberdeen Neighbourhood Park
- 02 Radisson Hotel Vancouver Airport
- 03 Aberdeen Square
- 04 Domo Gas Station
- 05 BMO Bank of Montreal
- 06 Little Moon Childcare Centre
- 07 Richmond Night Market
- 08 McArthurGlen Designer Outlet Vancouver
- 09 Walmart Supercentre
- 10 Lansdowne Centre
- 11 Real Canadian Superstore No 3 Road
- 12 T&T Supermarket
- 13 Garden City Lands

## Nearby schools

- 01 Sprott Shaw College Richmond
- 02 Kwantlen Polytechnic University Richmond Campus
- 03 British Columbia Institute of Technology - Aerospace Technology Campus
- 04 Trinity Western University - Richmond (Minoru)
- 05 Trinity Western University - Richmond (Lansdowne)

Area under consideration for Museum and Visual and Performing Arts Centre

## Current office developments & applications

**LUXE LANSDOWNE**  
Source: luxelansdowne.com



**ONE PARK**  
Source: oneparkliving.com



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