

125B - 11960 HAMMERSMITH WAY, RICHMOND
± 1,100 SF OF WELL-LOCATED SECOND-FLOOR OFFICE SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

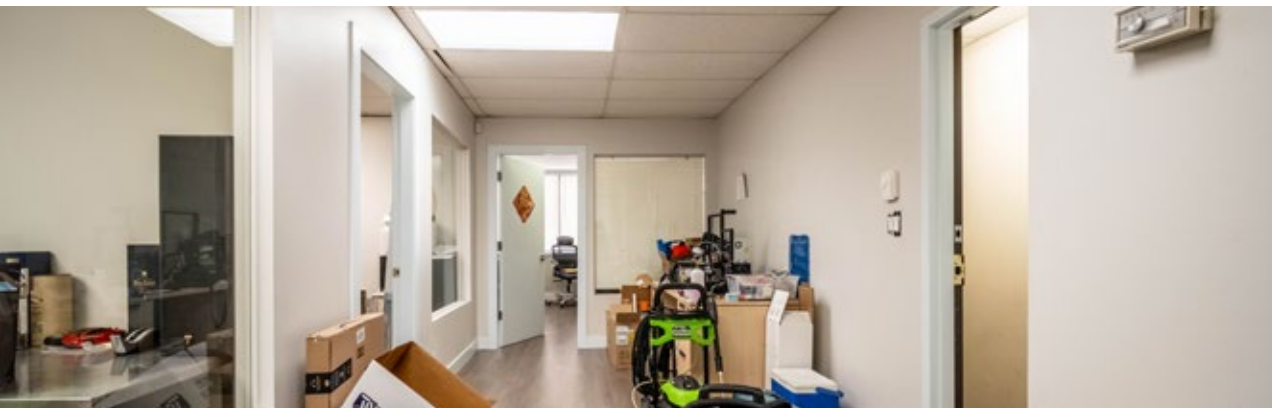
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THE OPPORTUNITY

Unit 125B at 11960 Hammersmith Way offers $\pm 1,100$ SF of well-located second-floor office space in South Richmond. Situated within a well-maintained IB1 strata building, the unit provides a functional layout suited to a variety of professional and administrative users. Offered on a gross basis at \$1,850 per month, the space delivers straightforward, all-in occupancy costs in one of Richmond's most connected industrial nodes. This is an excellent opportunity for businesses seeking efficient, well-located office space with immediate highway access, just minutes from Highway 99 and the George Massey Tunnel.



SALIENT FACTS

SIZE

+/- 1,100 SQFT

ZONING

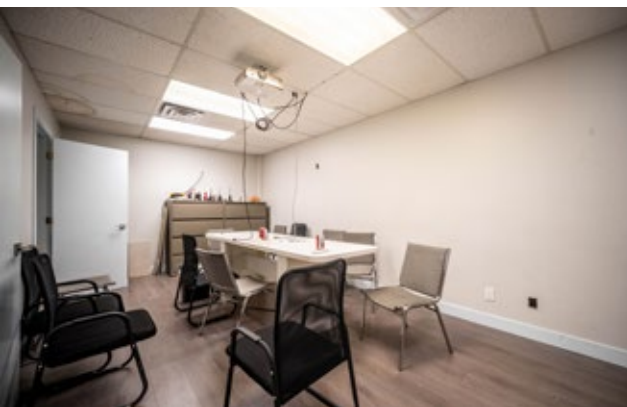
IB1

PARKING

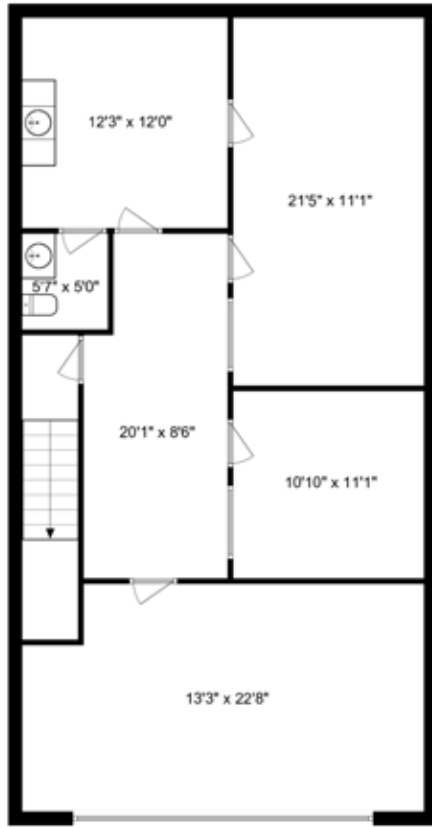
3 Reserved Stalls

GROSS RENT

\$1,850 + GST



FLOORPLAN



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Move-in Ready

Second-floor office with functional, open layout, move-in ready for professional or administrative users.



Accessible to Highway 99

Immediate access to Highway 99 and the George Massey Tunnel, providing seamless connectivity to Vancouver, the U.S. border, and surrounding markets.



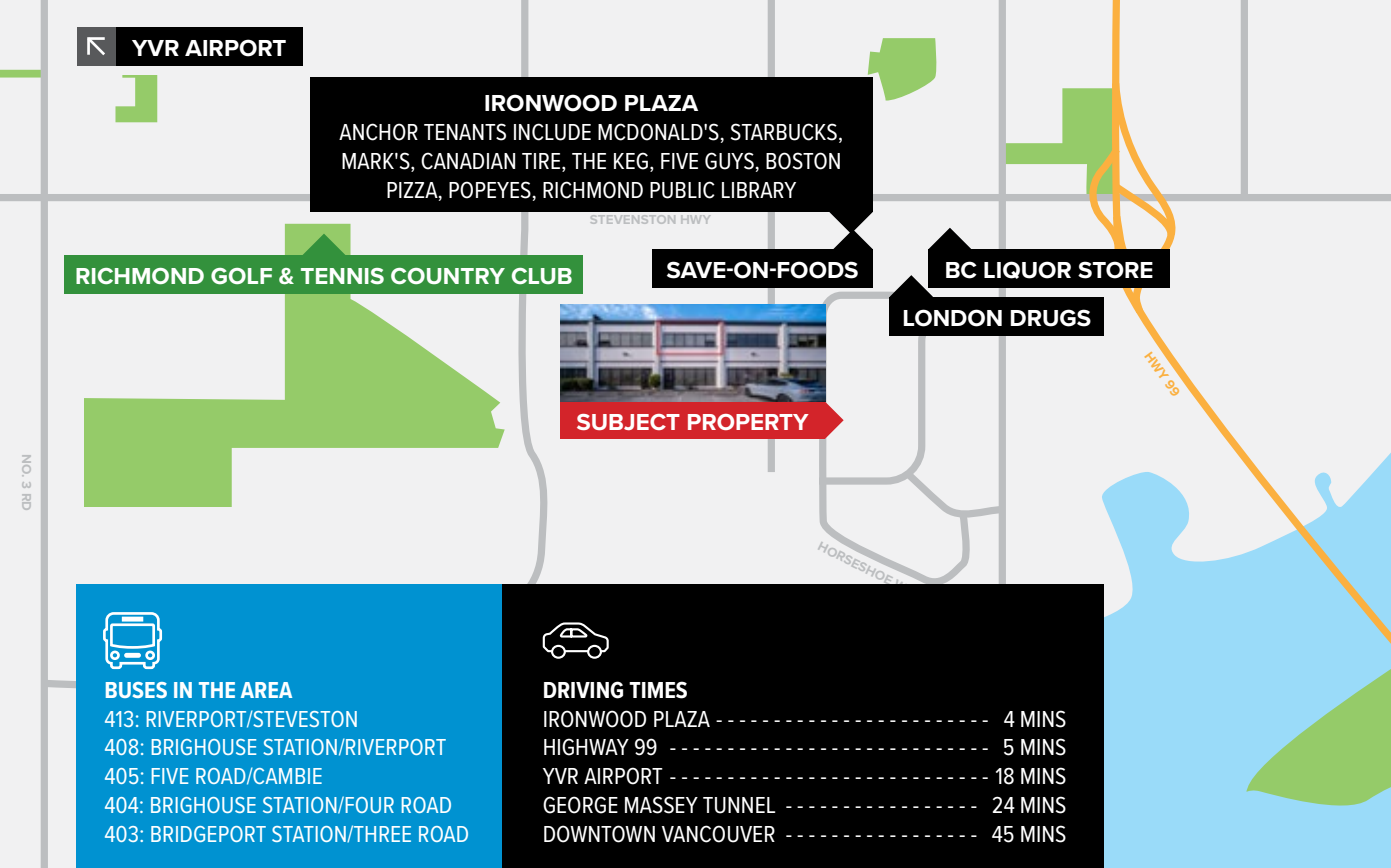
Located in South Richmond

Well-positioned within South Richmond's established Riverside/Ironwood industrial and business hub.



Central to Amenities

Steps from Ironwood Plaza retail and dining, with ample parking and strong accessibility.



LOCATION & TRANSIT

Hammersmith Way is located in South Richmond's established Riverside/Ironwood industrial and business park area, with immediate access to Highway 99 and the George Massey Tunnel. The property offers efficient connectivity to Vancouver, Delta, the U.S. border, and the broader Lower Mainland. Positioned within a well-established industrial hub and steps from the retail and services of Ironwood Plaza, the area provides a strong mix of commercial and industrial users, along with ample parking and accessibility for both employees and clients.

Well-served by transit, with the 405 (Five Road/Cambie) stopping ~0.1 km from the property and the 403, 404, 408, and 413 all within ~0.5 km at No. 5 Rd & Steveston Hwy. These routes connect to the Canada Line at Richmond-Brighouse Station and to Bridgeport Station. Direct Highway 99 access is within a ~5-minute drive, linking to the George Massey Tunnel, YVR, and Downtown Vancouver.

FOR MORE INFORMATION CONTACT

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