



3RD FLOOR  
OFFICE SPACE

FOR LEASE

300 - 3866 Bayview Street  
Richmond, BC

Waterfront Office Space in Steveston Village

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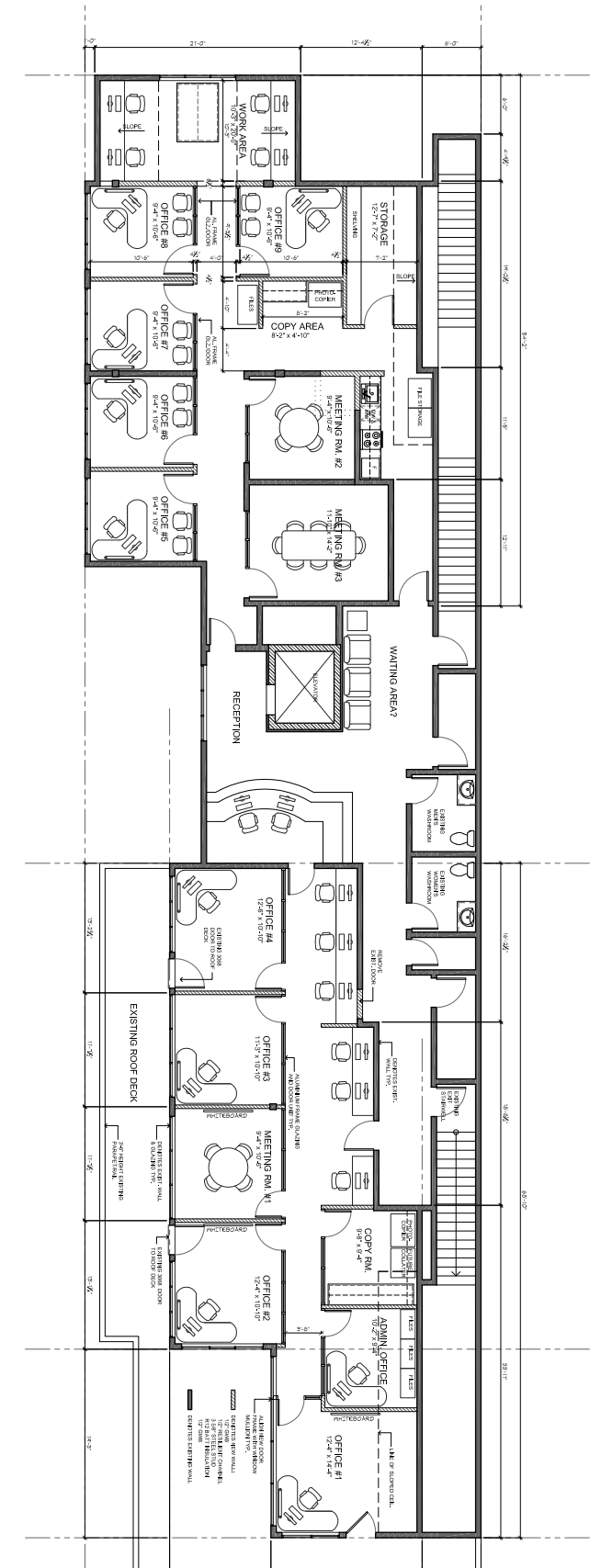
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## 3rd FLOOR PLAN

3,785 square feet



**300 - 3866**  
**Bayview Street**  
 Richmond, BC

### PROPERTY SUMMARY

**SIZE 3785 SQ. FT**  
 Smaller Space Demising Options Possible

**ZONING**  
 CS2 Steveston Commercial permitting a wide variety of commercial and office uses  
[https://www.richmond.ca/\\_shared/assets/CS2-324201.pdf](https://www.richmond.ca/_shared/assets/CS2-324201.pdf)

**BASIC RENT**  
 \$18.00 per sq.ft. net

**ADDITIONAL RENT**  
 \$ 28.68 per sq.ft. net  
 (2024 estimate)

**MONTHLY RENT**  
 \$14,723.65+GST

### LOCATION

Situated in the south west corner of Richmond, the property is located in the heart of Steveston Pier overlooking the Fraser River. Steveston was at one time one of the busiest fishing ports in the world and is still the home of Canada's largest fishing fleet. Over the years, Steveston Village has evolved into a must see tourist destination with its heritage sites, parks, fresh seafood, great restaurants and a wide variety of gift stores.

### PREMISES

Premises is located on the entire third floor of a 3 storey commercial building situated on the Steveston Pier. It has south west view of overlooking the mouth of the Fraser River. The premises consist of 3,785 square feet of high-quality finished office space and was previously occupied by an accounting firm. Space consist of offices, meeting rooms, work stations, kitchen areas, supply room, server room, washrooms and direct elevator access to reception. The premise also has extensive patio decks facing south and west providing additional amenity to the space.



**BIKE SCORE**  
**Very Bikeable**

Biking is convenient for most trips.



**WALK SCORE**  
**Very Walkable**

Most errands can be accomplished on foot



**TRANSIT SCORE**  
**Good Transit**

Many nearby public transportation options

Source: walkscore.com

**SIZE 3785 sq. ft**  
 Smaller Space Demising Options Possible



SUBJECT  
PROPERTY

● AMENITIES

- 1. Starbucks
- 2. Pajo's Fish and Chip
- 3. Save-On-Foods
- 4. Mia Boutique Bridal Shop
- 5. Steveston Pizza
- 6. Wave's Coffee
- 7. Ichiro Japanese
- 8. Prickly Pear Garden Centre

● HISTORIC SITES / MARINA / PARK & RECREATION

- 1. Gulf of Georgia Cannery National Historic Site
- 2. Steveston Harbour Boardwalk
- 3. Steveston Fisherman's Wharf
- 4. Steveston Community Park
- 5. Steveston Harbour

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