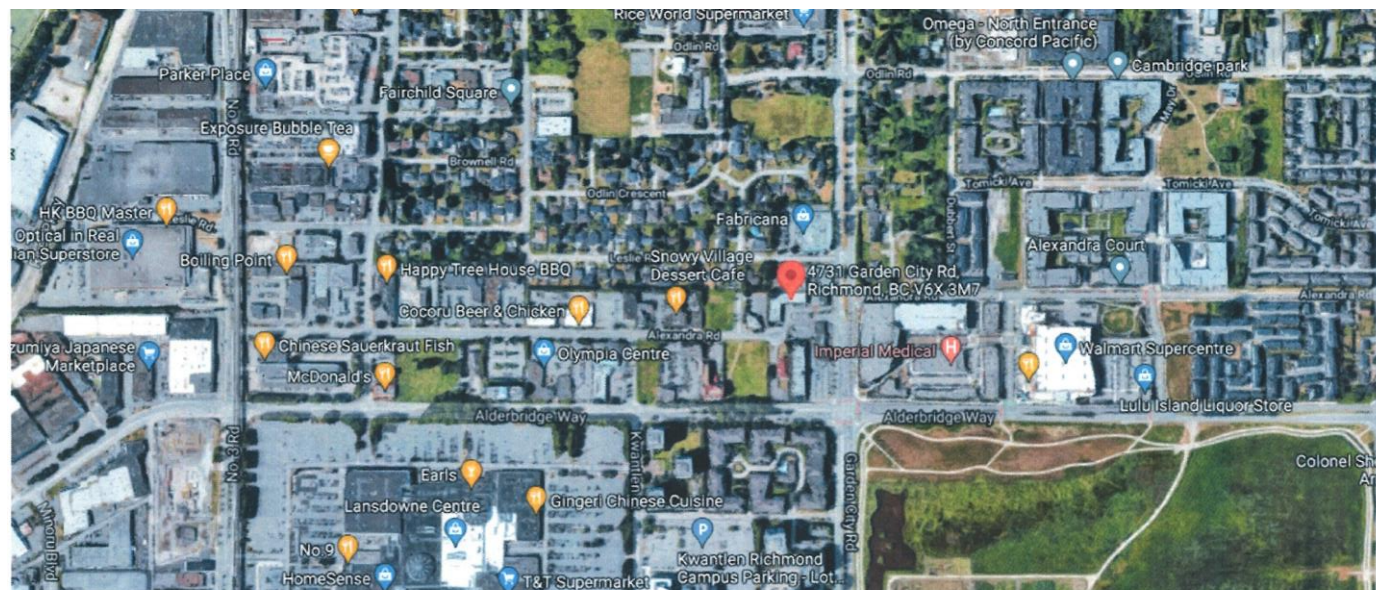


208-4751 Garden City Road, Richmond, BC

For Lease



Garden City Plaza

- Turnkey office fits for insurance companies, lawyers, notaries, financial advisors, immigration offices, travel agencies & etc.
- Perched on Richmond city centre surrounded by tens of thousands of households
- Located at the busiest intersection in Richmond, Garden City Rd & Alderbridge Way, more than 88,000 vehicle counts per day
- Also intersects with Alexandra Road, a street lined with gourmet restaurants, which brings lots of foot traffic
- Well built 928.25sqft office space consists of reception area, waiting area with kitchen counter & sink, 4 office rooms



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Premises

208-4751 Garden City Road, Richmond 928.25sqft consists of reception area, waiting area with kitchen counter and sink, 4 office rooms and conspicuous sizable banner spot on 2nd level of the building. Walmart, Marshalls, T&T Supermarket, Kwantlen Polytechnic University, Lansdowne Centre, gourmet street Alexandra Road, Lansdowne skytrain station are nearby.

Perfect for lawyer's office, medical clinic, financial advisors, insurance companies, immigration office, travel agencies,

Salient Facts

Unit 208:	928.25sqft on 2 nd floor
Base Lease rate:	\$26 per sqft triple net.
Operating cost*:	\$22 per sqft (2025)
Term:	5 years
Available:	Immediately
Zoning:	CA
Year Built:	1989 (Renovated 2016, Roof 2013)
Power:	100amp
Parking:	162 customer parking stalls in the plaza
Features:	Individual HVAC with in-suite thermostat, 24-hour building access with individual security code

*Operating cost includes:

- Free parking for tenants and employees, except 6pm-9pm
- Property Tax, Property Insurance and CAM
- CAM includes extra services inside tenants unit: water, pest control, HVAC repair and maintenance.

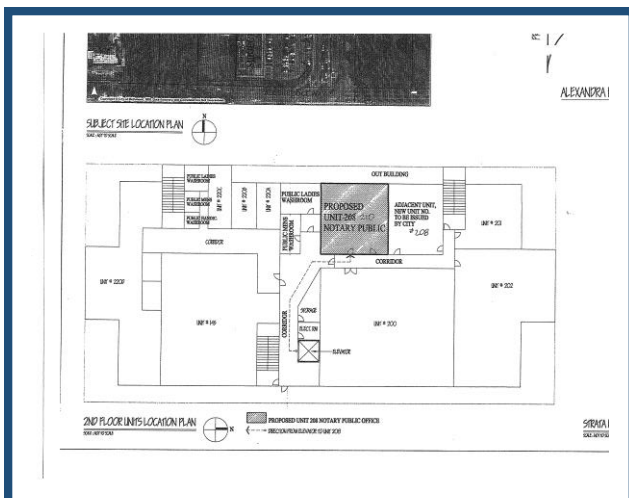
Virtual tour:

https://drive.google.com/file/d/1nYRJLKQg8zrUwP6_oQE93VFbbfh2AYIL/view?usp=sharing

Unit 208



Floor Plate



Floor Plan

