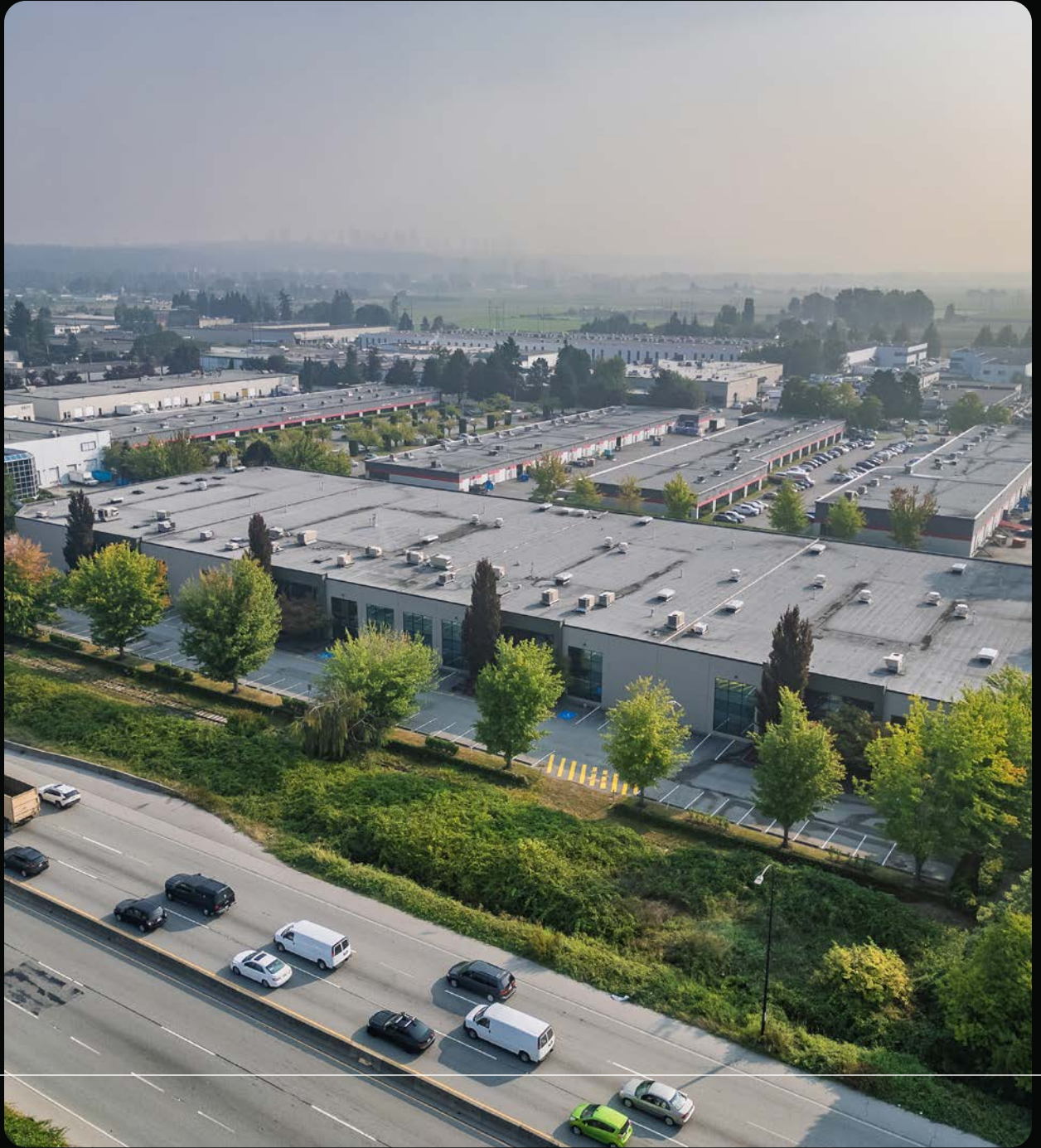


FOR SUBLEASE



**13480
CRESTWOOD PLACE**

RICHMOND, BC



1,556 SF to 12,090 SF private and open office areas available



OPPORTUNITY

Up to 12,090 SF flex office space benefits from over 587 ft. of frontage facing Knight Street, one of the busiest roads connecting Richmond and Vancouver. The office space is complemented by ample glazing throughout the building and provides a modern corporate appeal.

BUILDING SPECIFICATIONS

OFFICE

- Mix of private offices and open office space
- Floor to ceiling glazing allowing ample natural light
- 587 ft. of frontage on Knight Street
- Upgraded with exterior LED fixtures, new exterior paintwork, new roof
- High quality corporate setting
- HVAC



HIGHLIGHTS

SITE SIZE
5.43 acres

AVAILABLE
60 days

TERM
Sublease to April, 2030

ZONING
IB1 (Industrial Business Park)
Allowing a wide range of general and industrial office uses.

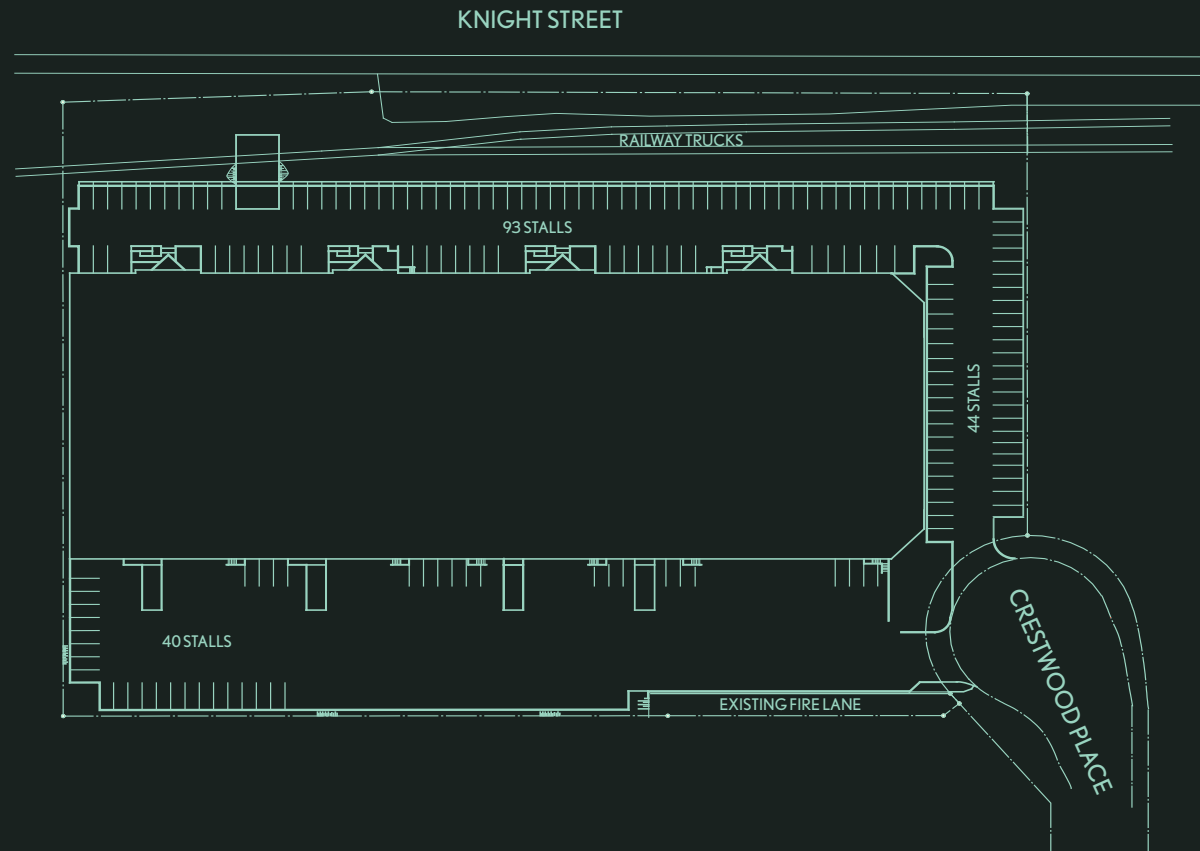
BASIC RENT
\$14.00 PSF

OPERATING COSTS
\$5.77 PSF (2025)
+ management fee



FLOORPLANS

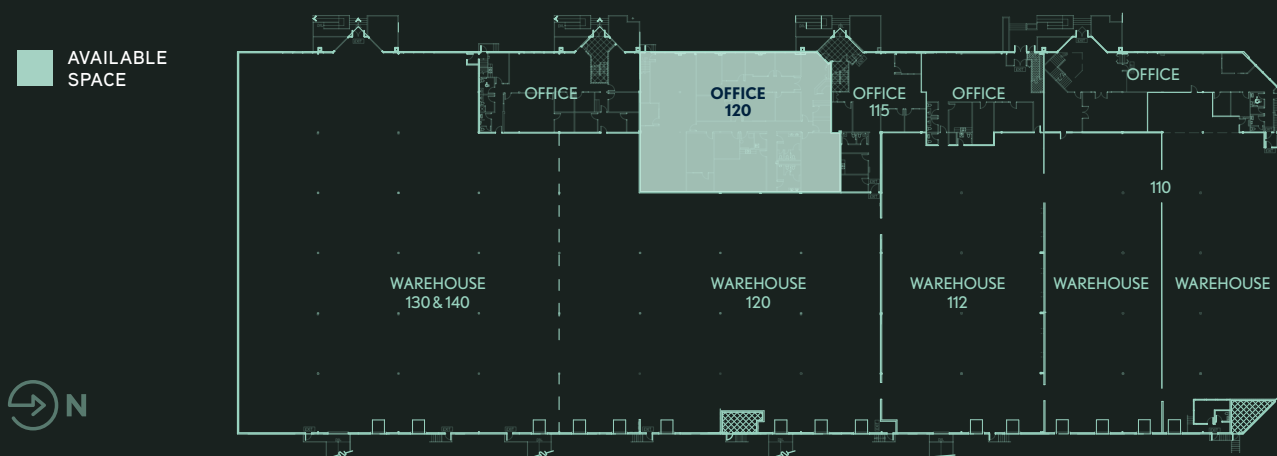
SITE PLAN



SECOND FLOOR OFFICE



GROUND FLOOR OFFICE/WAREHOUSE



AVAILABILITY FROM 1,556 SF TO 12,090 SF

	Unit	Office (SF)	Warehouse (SF)	Grossed Up Total (SF)
LEASED	110	4,016	18,310	22,391
LEASED	212	4,630	-	4,643
				27,034
LEASED	112	2,384	12,035	14,419
LEASED	210	2,411	-	2,411
				16,830
LEASED	115	2,377	14,220	16,744
	120	6,819	-	6,839
	215	1,552	-	1,556
	225	3,683	-	3,694
				12,090
LEASED	130	3,320	12,000	15,364
LEASED	140	-	22,896	22,962
LEASED	230	3,336	-	3,346
				41,672
	Sprinkler	-	150	GU
	Electrical	-	180	0.29%





IMMEDIATE
Access to Highways
91 and 99



12 MIN
Richmond Centre



22 MIN
Deltaport container
terminal



13 MIN
YVR Vancouver International
Airport / UPS Air Freight



25 MIN
Canada / US border



30 MIN
Downtown Vancouver





13480 CRESTWOOD PLACE

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