

OFFICE/LAB SPACE FOR LEASE

1600 VALMONT WAY

RICHMOND, BC



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OPPORTUNITY

1600 Valmont presents a unique chance to lease fully equipped, move-in-ready laboratory spaces complete with a tenant's choice of either fume hoods or bio safety cabinets. As the vacancy rate for lab units continue to drop below 1% in the Lower Mainland, finding built-out and equipped properties, particularly for smaller research companies, has become increasingly challenging. However, 1600 Valmont is the latest development designed to meet this demand.



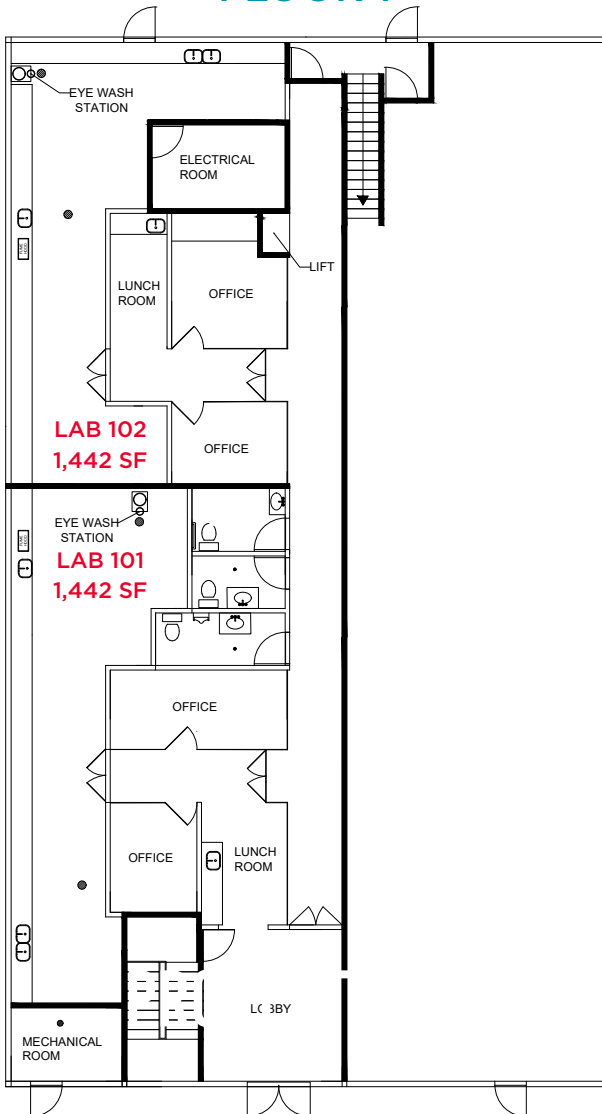
FEATURES

Laboratories include, but are not limited to, the following:

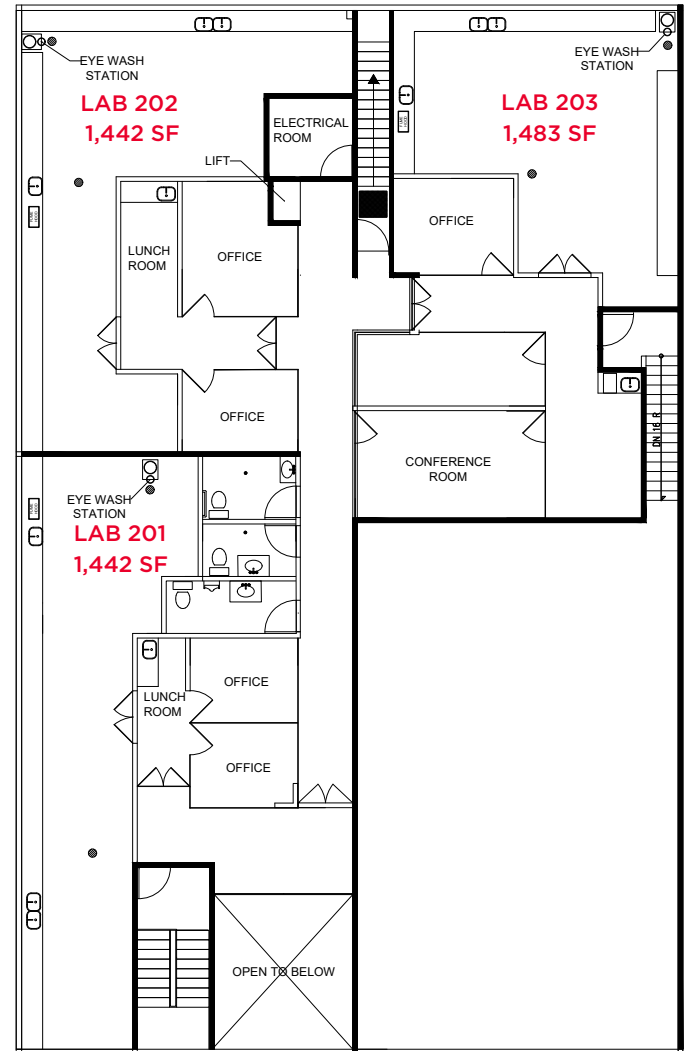
- Lab-grade benches, countertops, cabinets, and flooring
- Emergency eyewash and emergency shower stations
- Bio safety cabinets and chemical fume hoods available
- Large single bowl acid waste sinks, as well as standard double bowl sanitary waste sinks
- Design separation between office areas and lab areas
- Office areas include private office, dedicated washroom & kitchen areas
- Common area boardroom facilities

FLOOR PLAN

FLOOR 1



FLOOR 2



AVAILABILITY

- **Unit 101:** LEASED
- **Unit 102:** 1,442 SF
- **Unit 201:** 1,442 SF
- **Unit 202:** 1,442 SF
- **Unit 203:** 1,483 SF
- **Units 201/202:** 2,884 SF
- **Units 201/202/203:** 4,367 SF (Full floor unit available)
- **Units 203/204:** 2,785 SF (Potential future unit available)
- **Units 201/202/203/204:** 5,627 SF (Potential future unit available)

ASKING RATE

Please contact listing agents

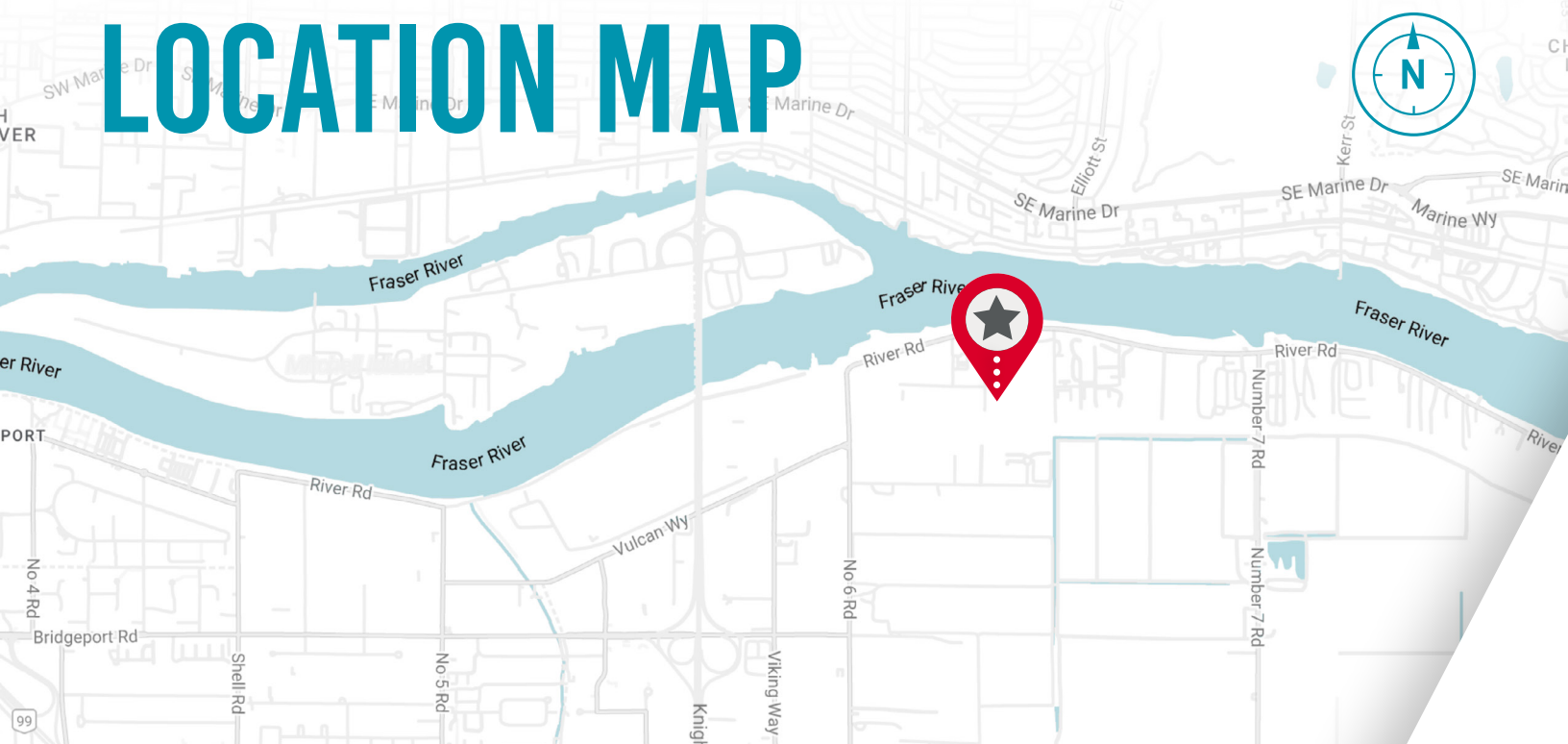
ADDITIONAL RATE

\$10.00 PSF, per annum (2024 est.)



FUTURE EXTERNAL FAÇADE RENOVATION PLANNED

LOCATION MAP



For more information, please contact:

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