

# For Lease

## PRIME OFFICE SPACE

ALDERBRIDGE PLACE  
4940 NO 3 ROAD | RICHMOND BC



### FOR INQUIRIES CONTACT

#### MICHAEL WHITE

Advisory and Transaction  
Office Properties

+1 604 662 5120  
michael.rm.white@cbre.com

#### LUKE GIBSON

Personal Real Estate Corporation  
Office Properties

+1 604 662 5142  
luke.gibson@cbre.com

**CBRE**



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## AVAILABLE SPACE

### RETAIL

Unit #117 - 593 SF

Unit #122\* - 2,840 SF

Unit #123\* - 2,204 SF

\*Units #122-123 are contiguous for up to 5,044 SF

### OFFICE

Unit #202-#206 - 2,699 SF

Unit #203/205 - 1,358 SF

Unit #209 - 705 SF

Unit #213 - 1,416 SF

Unit #218 - 3,769 SF

Unit #308\* - 1,730 SF

Unit #309\* - 1,262 SF

\*Units #308-309 are contiguous for up to 2,992 SF

## PROPERTY HIGHLIGHTS

Net Rent Contact Listing Agent

Additional Rent Retail \$23.69 PSF\* (2022 estimate)  
\*excludes Janitorial & Utilities

Additional Rent Office \$17.18 PSF (2022 estimate)

Parking 1/1000 SF @ \$80.00/stall/mo\*  
\*Additional stalls can be made available

## FEATURES

### SIGNAGE

AVAILABLE



### IMPROVEMENTS

QUALITY IMPROVEMENTS



### MANAGEMENT

ON SITE BUILDING MANAGEMENT





# PRIME OFFICE SPACE



## TRANSIT

### LOCATION

Located in the heart of the City Centre at the corner of No. 3 Road and Alderbridge Way.

### AMENITIES

Walking distance to Lansdowne Mall, Kwantlen Polytechnic University, Richmond Centre, all offering a variety of shops, services, restaurants, and amenities.



**LANDSDOWNE CANADA LINE STATION**  
3 minute walk



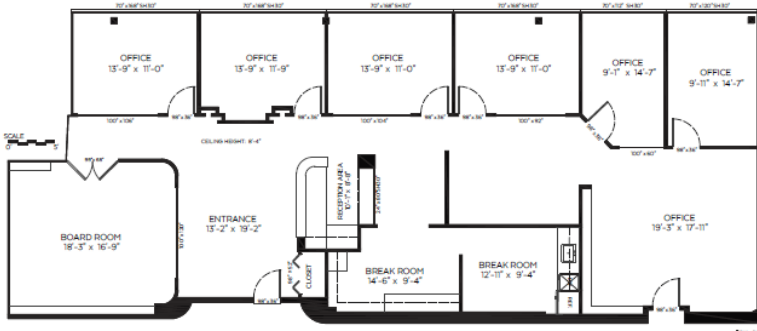
**VANCOUVER INTERNATIONAL AIRPORT**  
15 minute drive  
**DOWNTOWN VANCOUVER**  
20 minute drive



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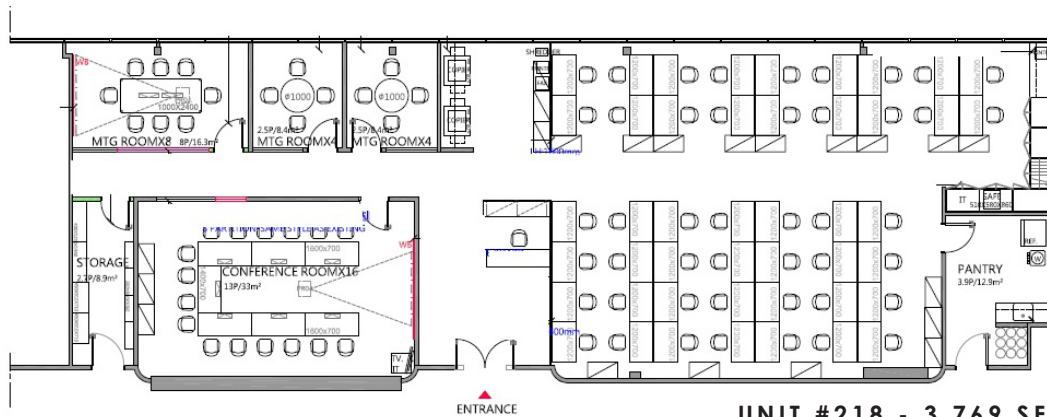
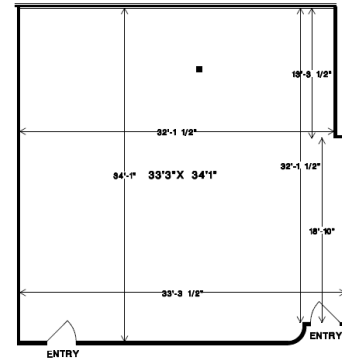
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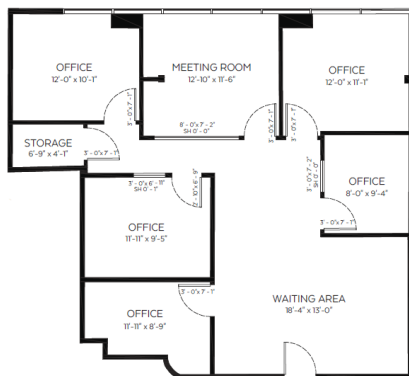


UNIT #202-#206 - 2,699 SF

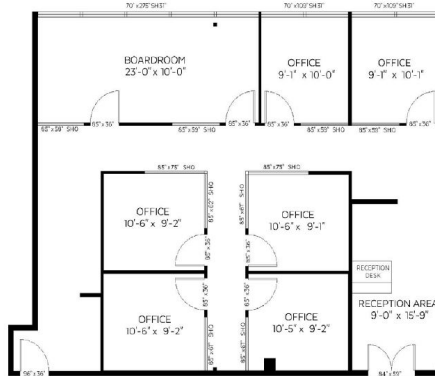
UNIT #203/205 - 1,358 SF



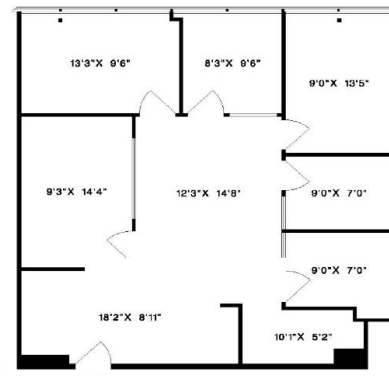
UNIT #218 - 3,769 SF



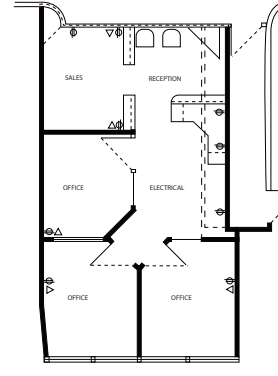
UNIT #213 - 1,416 SF



UNIT #308 - 1,730 SF



UNIT #309 - 1,262 SF



UNIT #209 - 705 SF

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1021 WEST HASTINGS STREET | #2500 VANCOUVER, BC V6E 0C3

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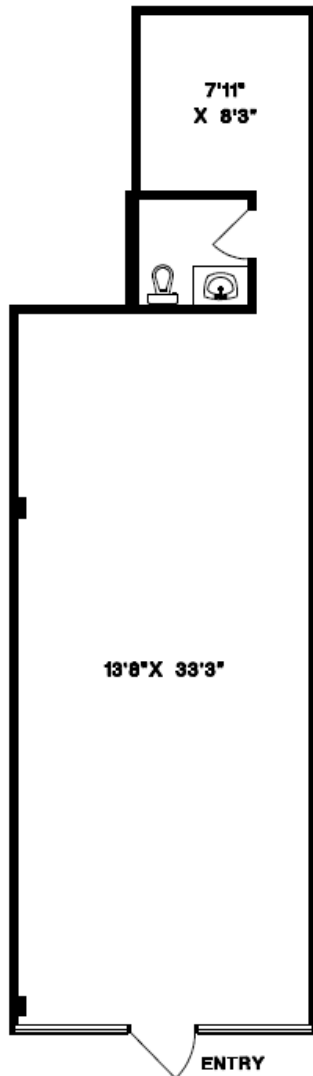


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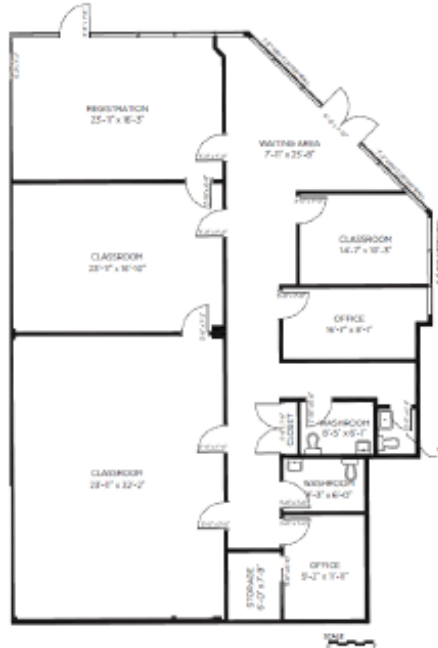
## RETAIL SPACE

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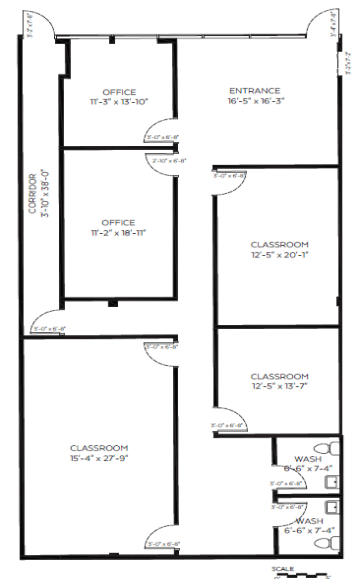
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