



**CUSHMAN &
WAKEFIELD**

FOR LEASE
7600 ALDERBRIDGE WAY
RICHMOND, BC



Ron Emerson
Associate Vice President
604 608 5921
ron.emerson@cushwake.com

Frances Wu
Associate
604 639 9356
frances.wu@cushwake.com



CUSHMAN & WAKEFIELD

FOR LEASE 7600 ALDERBRIDGE WAY RICHMOND, BC

OPPORTUNITY

Cushman & Wakefield is pleased to present an opportunity to lease a mixed retail/industrial space in a high exposure location. The subject space consists of approximately 16,899 sf of warehouse and fully furnished ground floor office space equipped with men and women's washrooms, HVAC in the office areas, a kitchenette, and grade/dock level loading doors.

LOCATION

7600 Alderbridge Way is located in the heart of Richmond City Centre within a short walk to the Oval Centre and Landsdowne Skytrain Station. The area has seen a surge of new condominium towers and residents. This excellent location offers easy access to local amenities and Alderbridge Way / Highway 91 leading to New West, Surrey, and the Fraser Valley.

FEATURES

- High exposure location
- 1 Grade and 2 Dock level loading doors
- Easy access to Alderbridge Way and Westminster Hwy
- Walking distance to Landsdowne Skytrain Station and No. 3 Road
- Close Proximity to nearby amenities:
 - Richmond Oval
 - T&T Supermarket
 - London Drugs
 - Richmond General Hospital
 - Gateway Theatre
 - Tim Hortons
 - Boston Pizza
 - RONA Richmond
 - CF Richmond Centre
 - Landowne Mall

AVAILABLE SPACE

16,899 sf

ZONING

IR1 (Industrial Retail Zone)

LEASE RATE

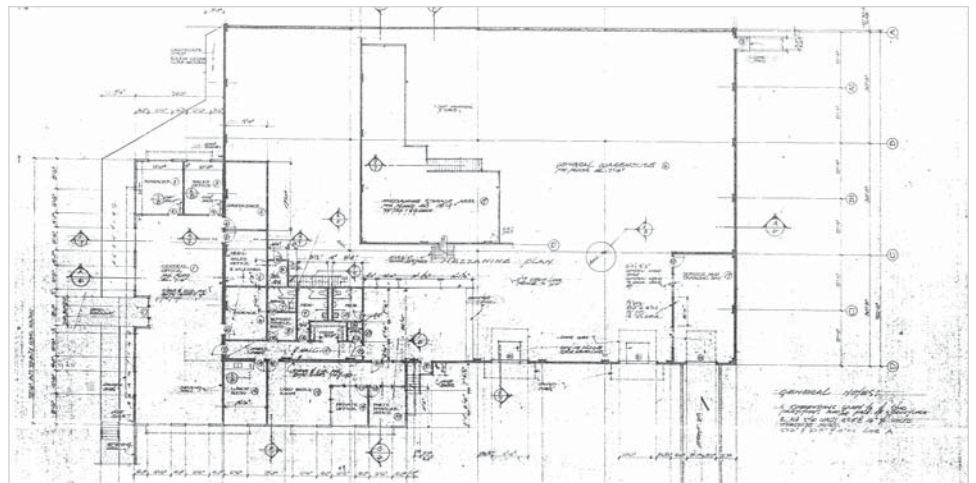
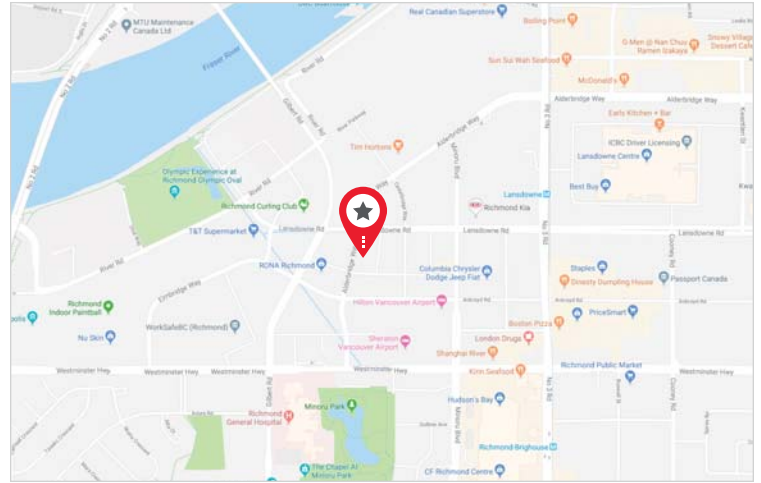
\$15.00 psf

ADDITIONAL RENT

\$13.27 psf
plus 5% management fee

AVAILABILITY

Immediately



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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