FOR LEASE Unit 210 6651 Fraserwood Place RICHMOND, BC

12,512 Square Feet Quality Second Floor Office

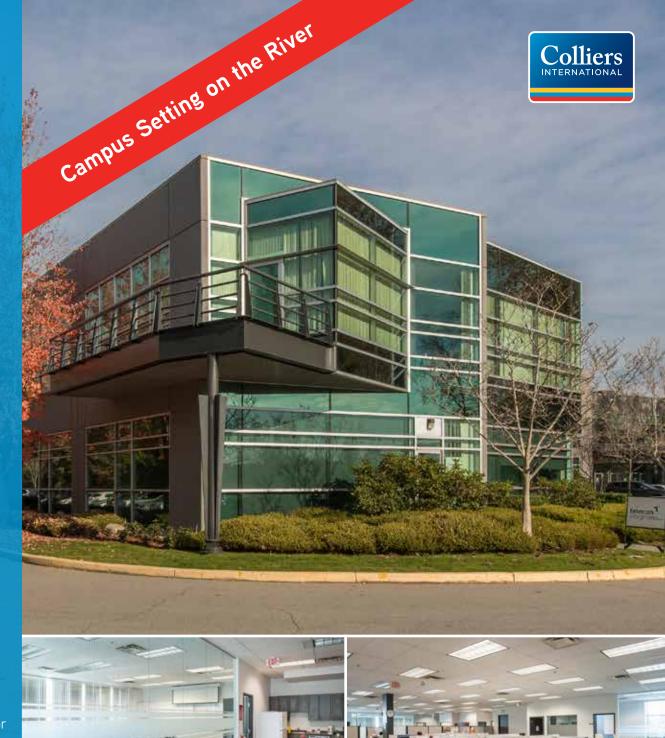
SEAN BAGAN

Senior Associate 604 661 0821 sean.bagan@colliers.com

MATHEW HOLMES Associate 604 692 1149 mathew.holmes@colliers.com



COLLIERS INTERNATIONAL 200 Granville Street, 19th Floor Vancouver, BC V6C 2R6 604 681 4111 www.collierscanada.com



OPPORTUNITY

Prominently located within the Fraserwood Corporate Centre in East Richmond, 6651 Fraserwood Place is a muliti-tenant office/flex building with a pastoral setting and views of the Fraser River. Highway 91 and Westminster Highway provide excellent connection points to Vancouver, Richmond, New Westminster, Vancouver International Airport, and the Fraser Valley.

LOCATION

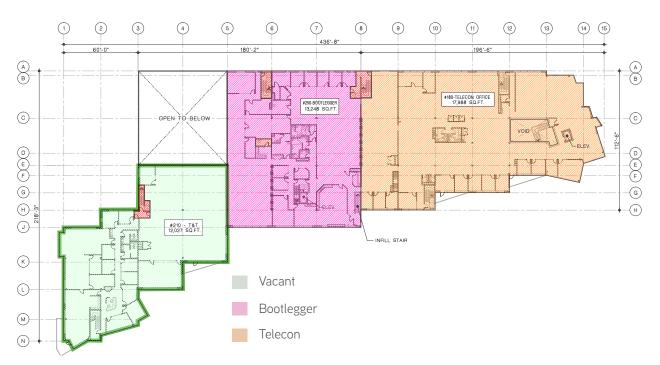
The subject property is located in the popular Fraserwood Business Park area of East Richmond. This area is well known and sought after for its proximity to major traffic arterials, Richmond Centre, Surrey Centre, Downtown Vancouver, and the U.S. border. There is bus access from the 22nd Street SkyTrain station; the nearest bus stop being 3 walking minutes away. The park is home to national brands such as T&T, Volkswagen, Toyota, Loblaws and Richelieu Hardware.

IMPROVEMENTS

The landlord can provide a tenant improvement allowance to optimize the high quality existing improvements, contingent on the terms of an offer to lease. The majority of the existing improvements are in excellent condition.

AVAILABLE

Immediate - Please contact agents for details



AVAILABLE AREAS (APPROX)

Unit 210 (Second Floor)	12,512 SF
> Features open area, meeting rooms and private offices	
> Handicap lift	
> Approximately 36 parking stalls	

BASIC LEASE RATE

\$14.00 per SF per annum; depending on the tenant allowances requested

OPERATING COSTS & TAXES

\$5.15 per SF per annum (2019 estimate)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.