

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

Campus Setting on the River



OPPORTUNITY

Prominently located within the Fraserwood Corporate Centre in East Richmond, 6651 Fraserwood Place is a multi-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

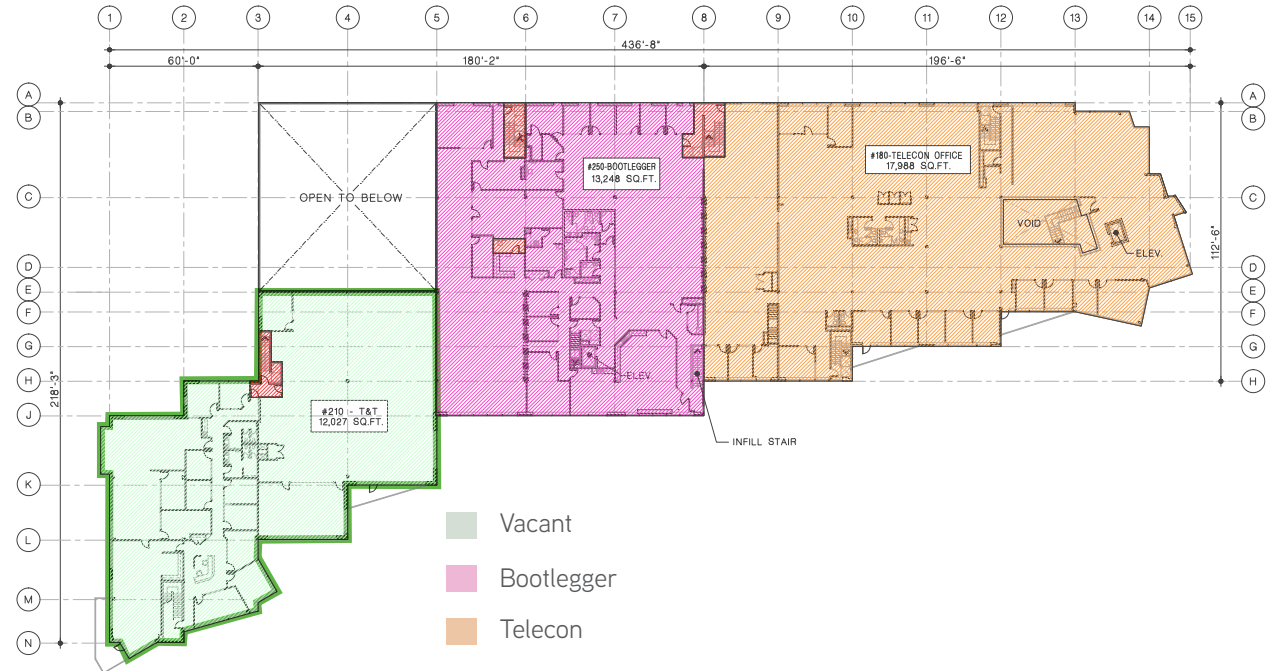
The subject property is located in the popular Fraserwood Business Park area of East Richmond. This area is well known and sought after for its proximity to major traffic arterials, Richmond Centre, Surrey Centre, Downtown Vancouver, and the U.S. border. There is bus access from the 22nd Street SkyTrain 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)