



8100
Richmond
Place

bdc*

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YOUR TICKET.

Poly Culture North America
保利文化北美

Richmond Place

**FOR
LEASE**

8100 Granville Ave
Richmond, BC

wpm

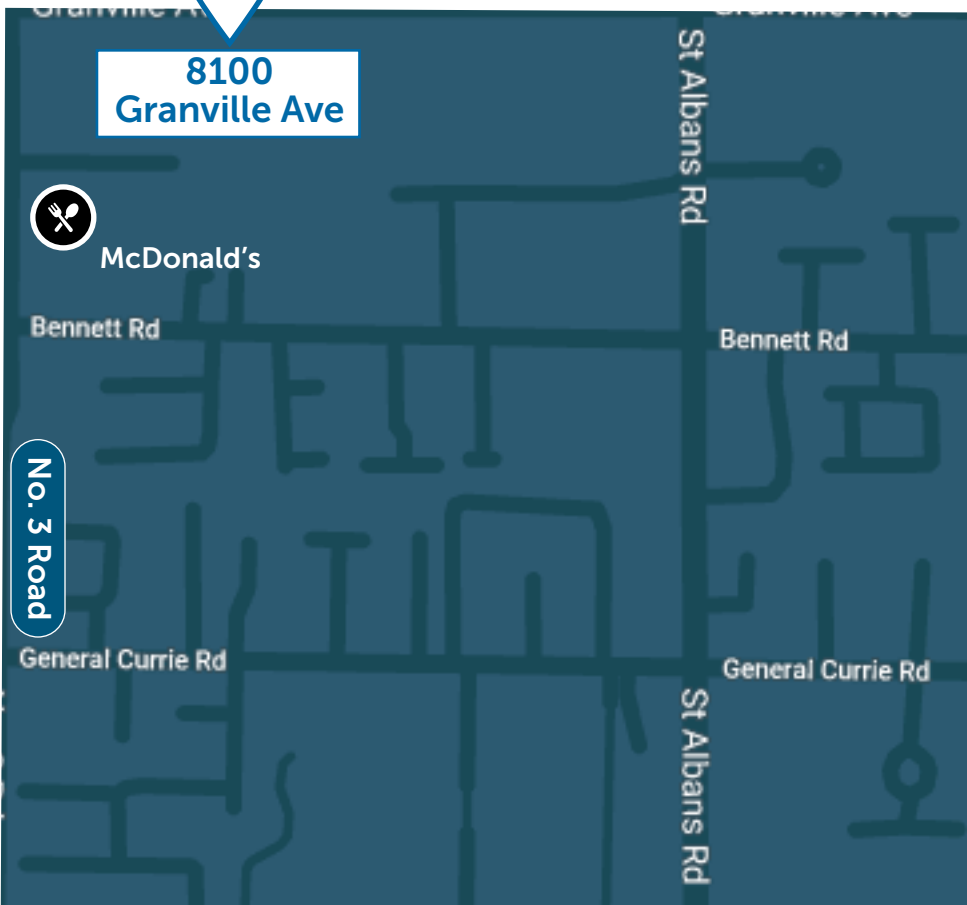
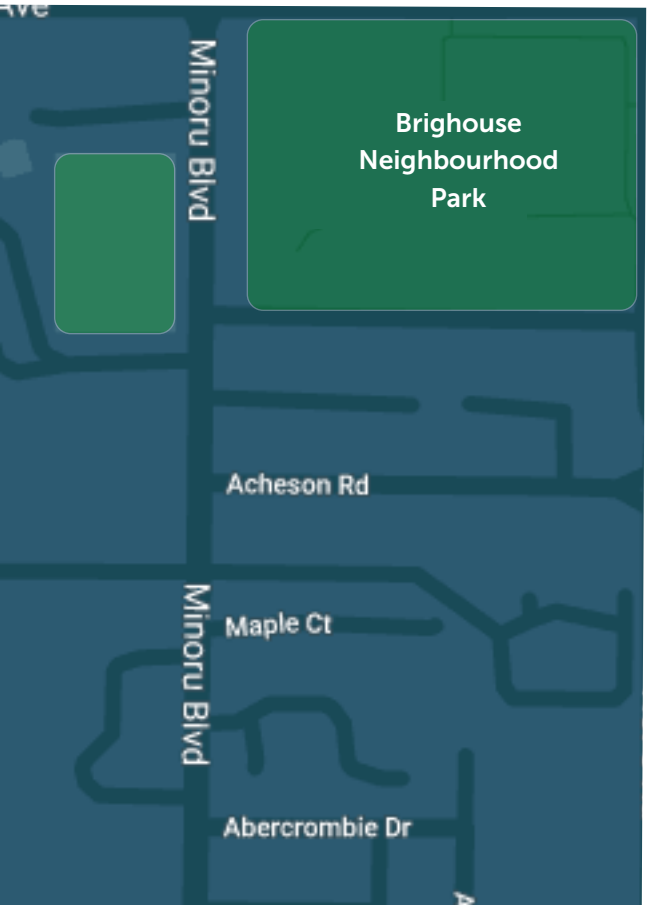
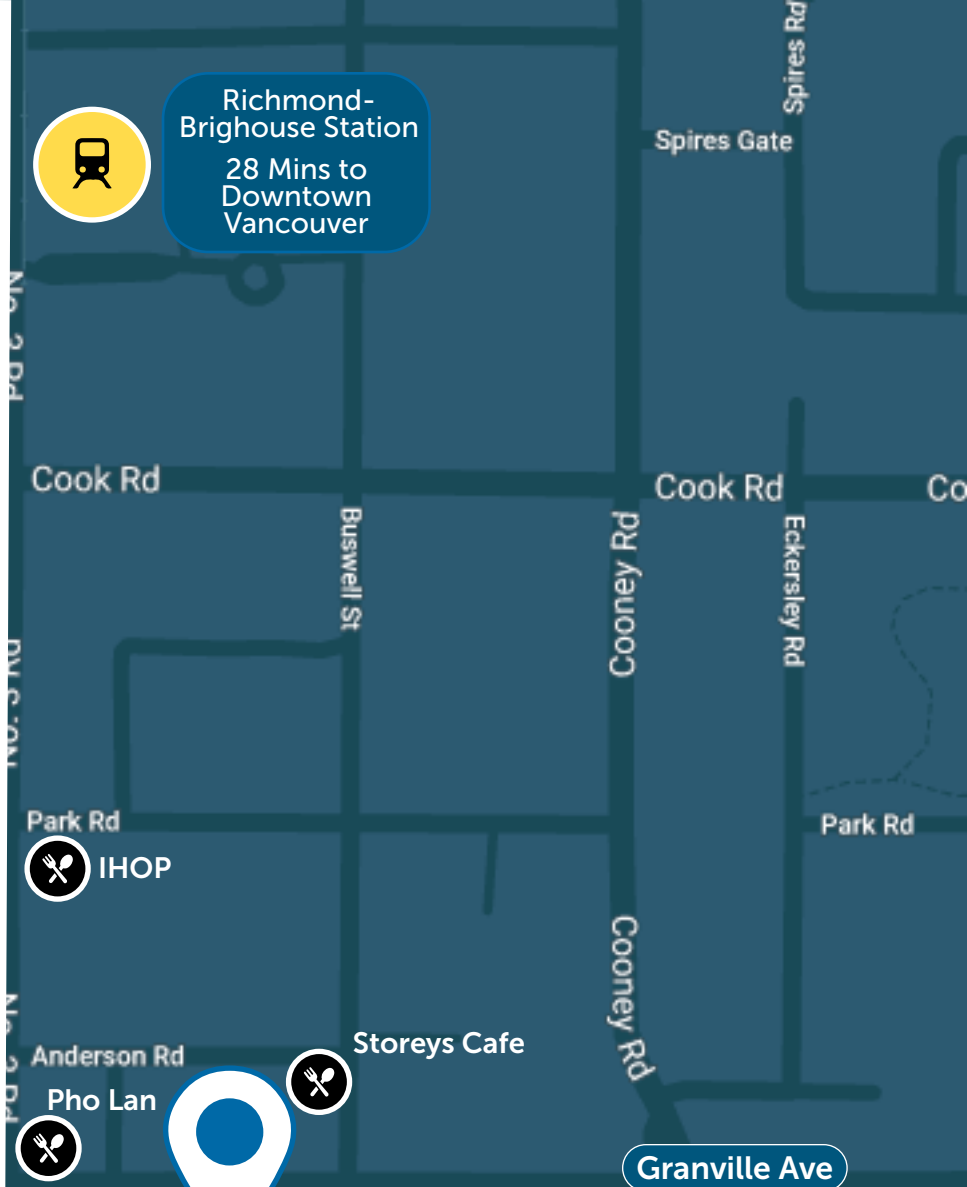
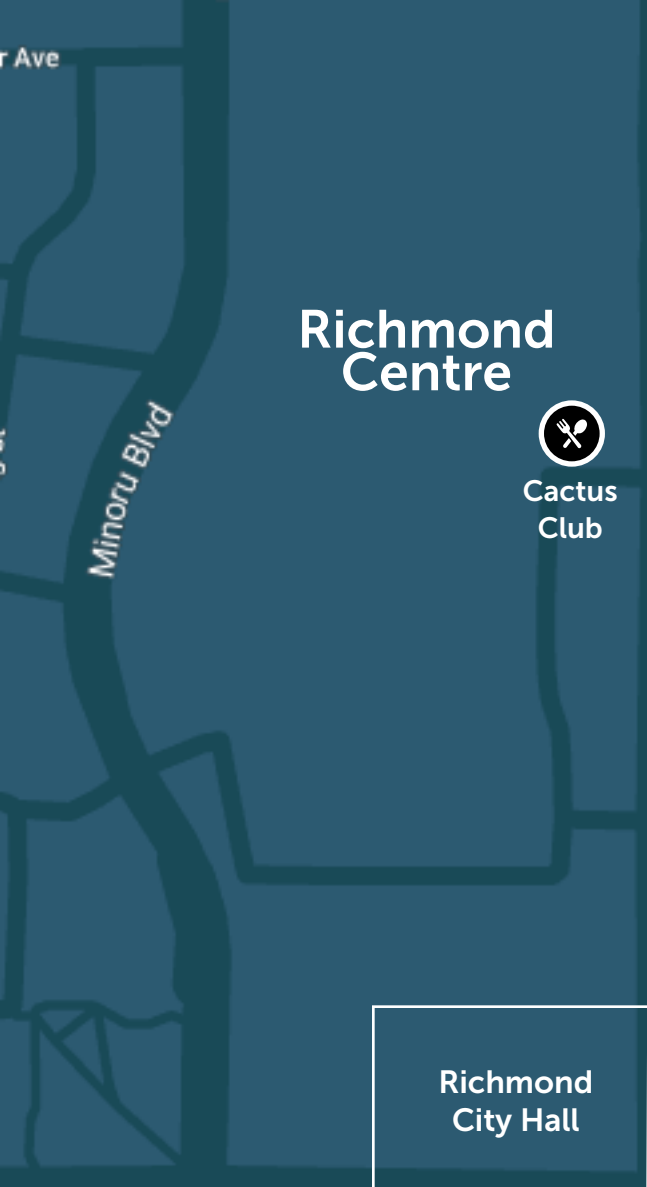
WARRINGTON PCI
MANAGEMENT



IDEAL LOCATION IN THE HEART OF RICHMOND

Richmond Place is a Class “A” Office building located in the heart of Richmond on Granville Avenue just off No. 3 Road. This building is strategically located in the City Centre of Richmond and is conveniently located close to Richmond Municipal Hall, Richmond Centre Mall and Richmond Brighthouse Skytrain Station.

This professionally managed building was building in 1987 and has seen regular updating to the common areas and facilities. Many offices have unobstructed view and outdoor patio spaces. The atrium like lobby features modern seating and oversized indoor plants creating a professional space to make a positive impression on clients and visitors.



BUILDING AMENITIES

The total building area comprises 95,572sf of office space over 9-floors. Many offices have unobstructed view and outdoor patio spaces. The building features a large multi-level parkade and includes public parking for customers and visitors. Amenities include showers, bike lock up areas, and a new fitness facility.

- Close proximity to skytrain
- Bike storage and rentable tenant lockers
- Built in 1987 with recent renovations
- Fitness facility and shower room
- Pylon signage
- 226 parking stalls (196 reserved and 30 unreserved)



Underground
Parking



Fibre connections



Fitness Facility



On-Site
Security



Walk Score

90



Bike Score

71



Transit Score

80

AVAILABLE SPACE

Suite	Area	Type	Availability
500	8,737 SF	Office	Nov 1st, 2022
620	5,428 SF	Office	Nov 1st, 2022
700	3,809 SF	Office	Sept 1st, 2022
750	4,281 SF	Office	Immediately
700 & 750	8,090 SF	Office	Sept 1st, 2022

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2022)

\$17.51 / SF

PARKING RATE

Hourly visitor parking

\$75 /mo + applicable taxes reserved parking

196 Reserve - 30 visitor

Ratio - 1:800SF

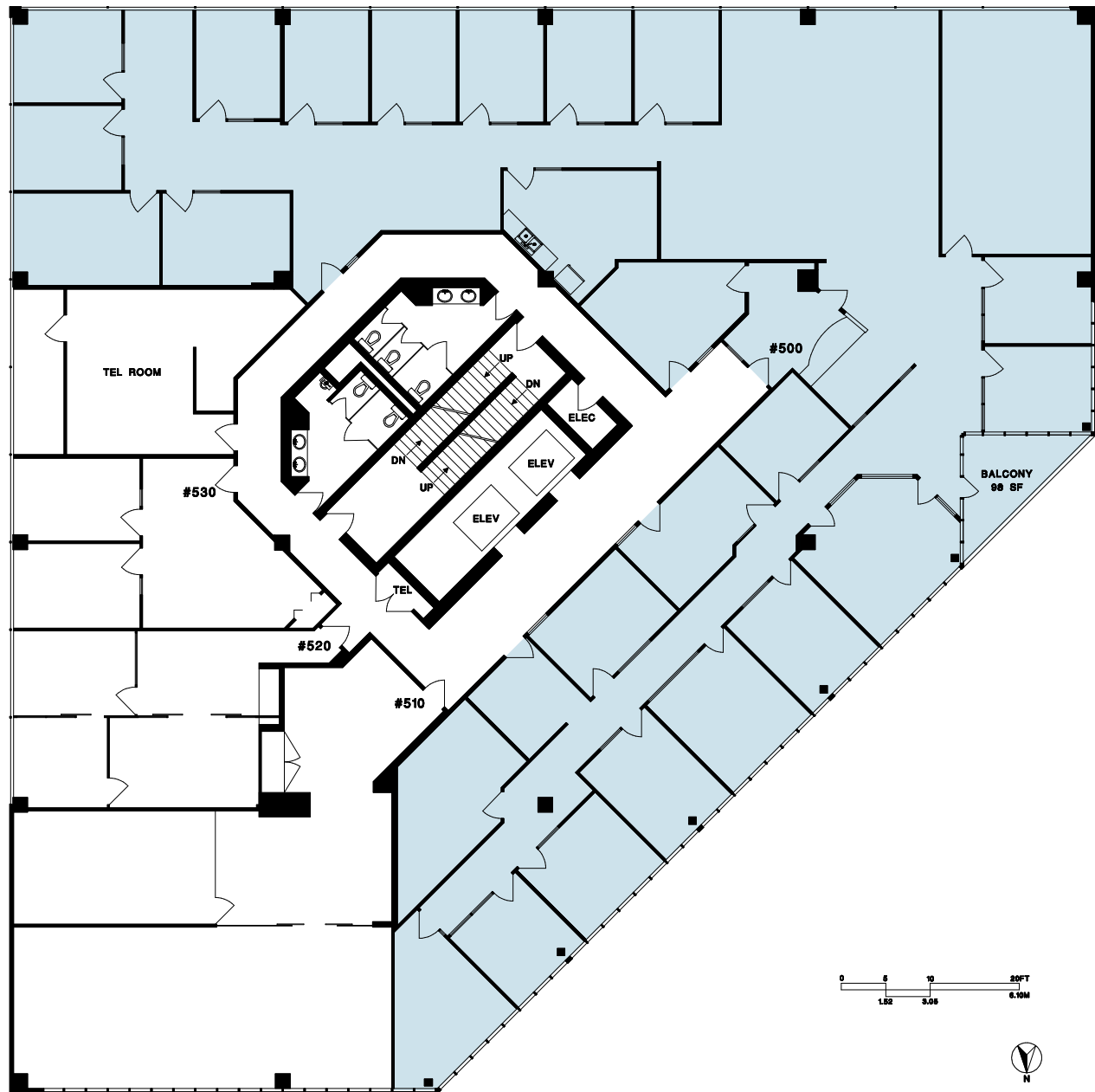


#500 - 8100 Granville Ave., Richmond

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 8,737 sf | Availability: November 1st, 2022

Opportunity to lease a majority of the 5th floor. Large open spaces and plenty of private offices. Includes boardroom and lunch room.



Jeff Toews

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



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#620 - 8100 Granville Ave., Richmond

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 5,428 sf | Availability: November 1st, 2022

Large open spaces and plenty of private offices. Includes boardroom, reception, and lunch room.



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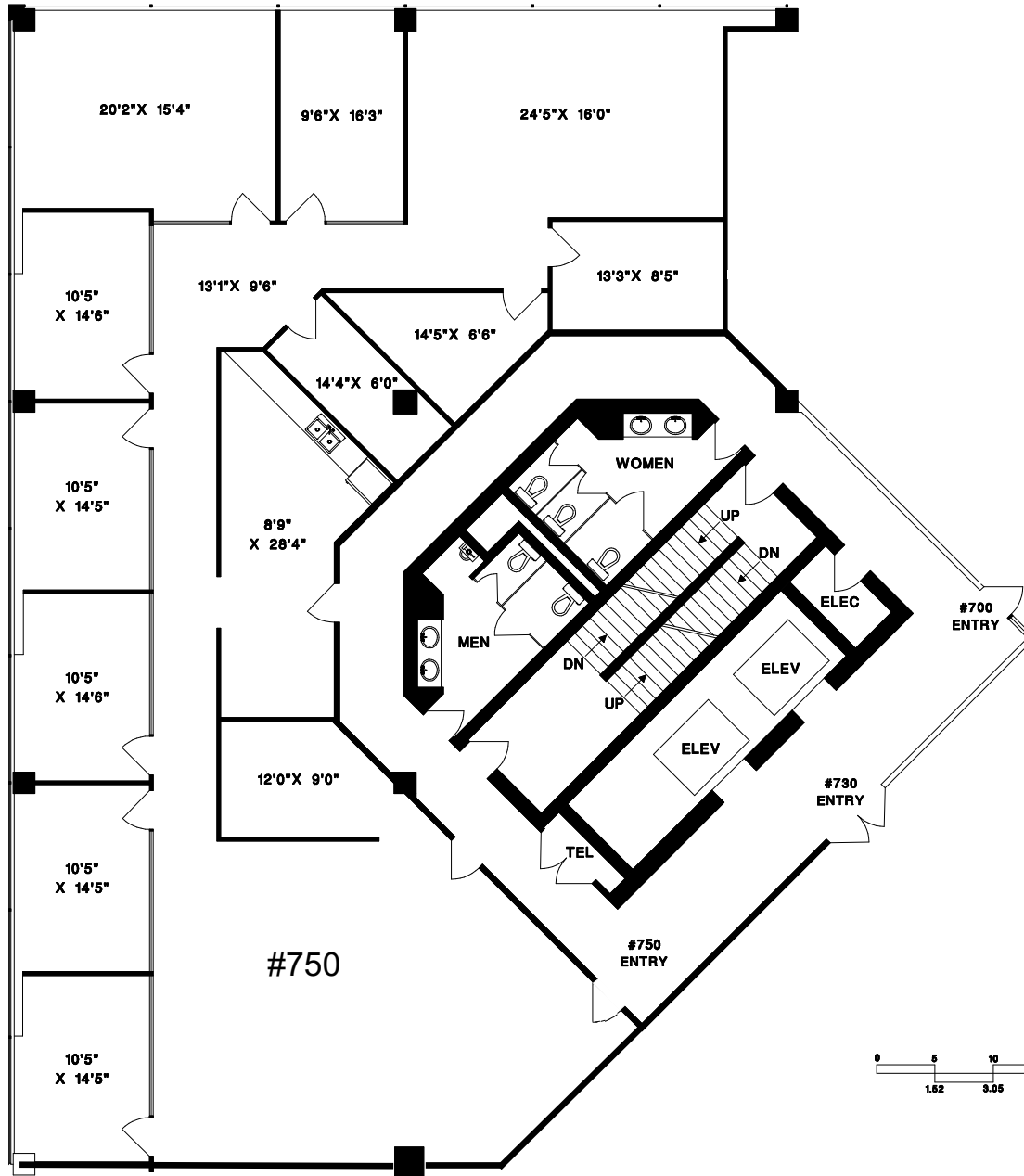
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750 - 8100 Granville Avenue

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 4,281sf | Available Immediately

The unit is currently improved with 9 offices, a large open areas, storage, meeting rooms and a kitchen space.



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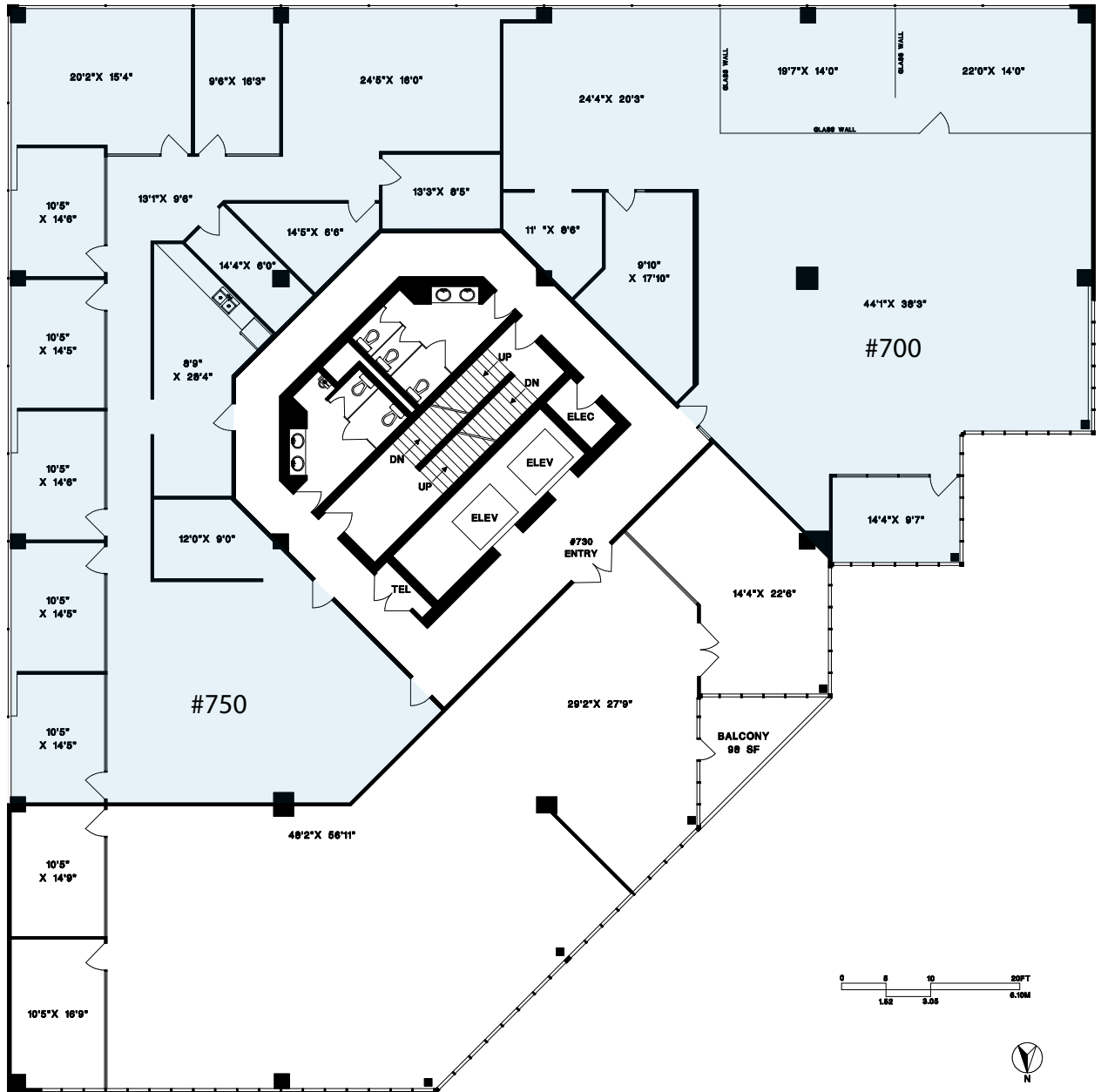
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700 & 750 - 8100 Granville Avenue, Richmond

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 8,090sf | Availability: September 1, 2022

Combination of two suites with large open spaces and demising options available.



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LEASING ENQUIRIES

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