

**165 & 218 - 7031 WESTMINSTER HIGHWAY, RICHMOND**  
OFFICES FOR MEDICAL, PROFESSIONAL, AND CORPORATE USE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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165



218

## For Lease

165 & 218 - 7031  
Westminster Highway

Located in the heart of Richmond's City Centre, the Richmond Professional Building at 7031 Westminster Highway is an exceptional building designed for medical, professional, and corporate use. Spanning 31,563 square feet across three floors, the building features 33 office spaces and is positioned at the high-visibility intersection of Gilbert Road and Westminster Highway. Directly across from Richmond General Hospital, the site offers an optimal location for healthcare professionals and businesses seeking a well-connected and resource-rich environment.



**Medical Building**



**Adjacent to Richmond  
Hospital**



**Elevator Access and  
Wheelchair Accessible**



**Wheelchair & Disability  
Friendly Building**

# Salient Facts

## SIZES

Unit 165: ± 1,414 SF

~~Unit 207: ±~~ **LEASED**

Unit 218: ± 1,230 SF

## PARKING

99 Surface Stalls

## ZONING

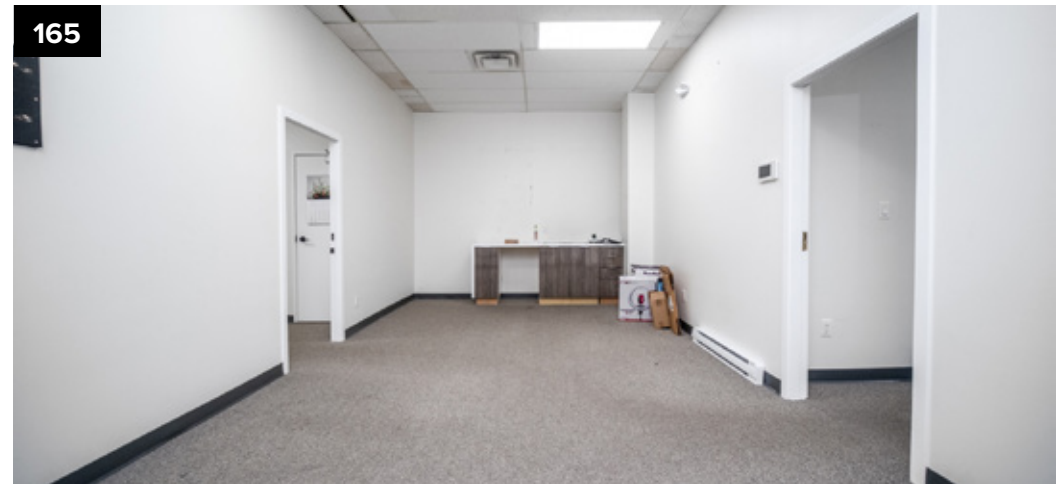
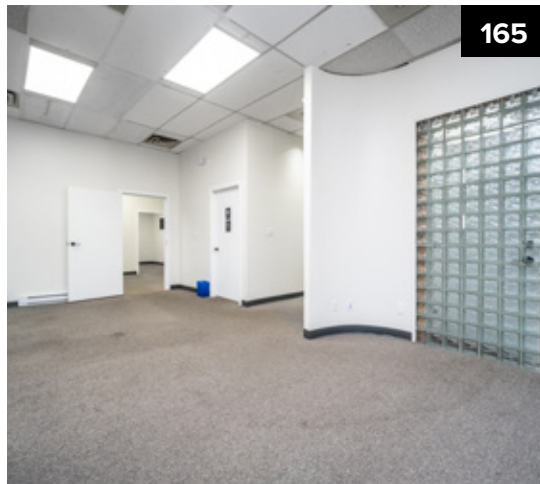
ZC46

## BASIC RENT

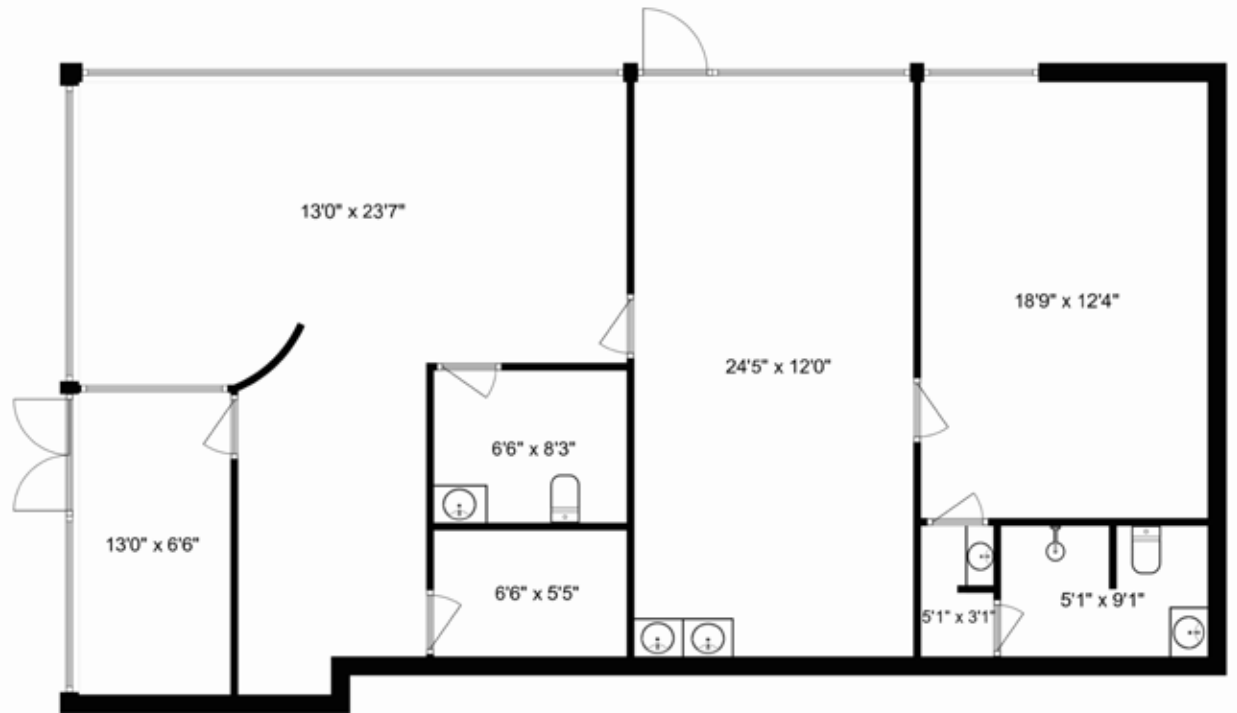
Contact Listing Agents

## ADDITIONAL RENT

\$19.45/FT

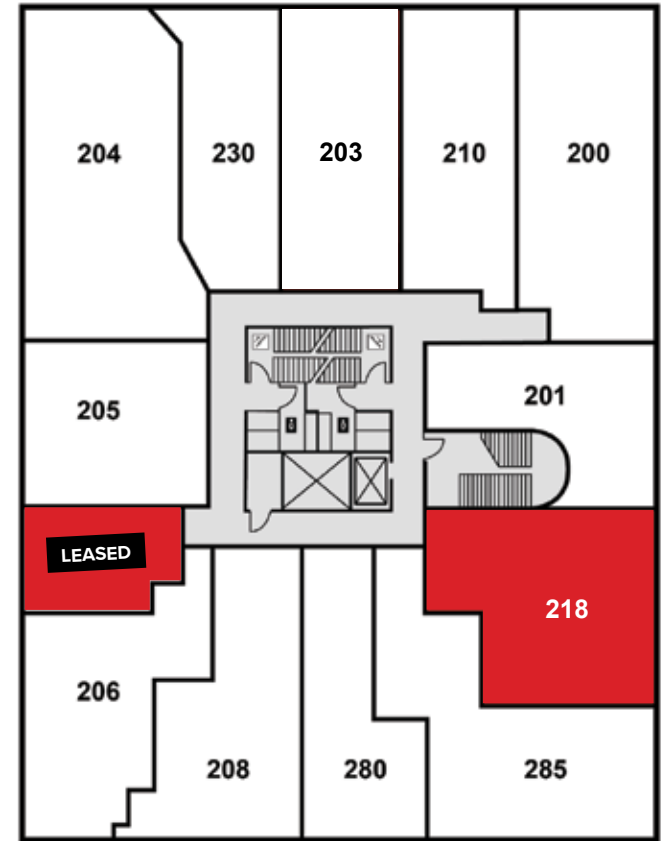


± 1,414 SF  
Unit 165



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

± 1,230 SF  
Unit 218



## Location & Transit

Tenants benefit from proximity to CF Richmond Centre, one of Richmond's leading shopping destinations, offering retail, banking, and essential services. Nearby grocery options include T&T Supermarket and Save-On-Foods, ensuring convenience for employees and visitors. With a central location, excellent transit connectivity, and access to key amenities, the Richmond Professional Building is an outstanding choice for businesses looking to establish themselves in one of Richmond's most dynamic commercial hubs.

### Major Roads & Highways

Easy access to Westminster Highway, No. 3 Road, and Highway 99, ensuring quick connections to Downtown Vancouver, YVR Airport, and surrounding cities.

### SkyTrain Access

Just a 7-minute walk to Richmond-Brighouse Station on the Canada Line, providing rapid transit to Downtown Vancouver, Vancouver International Airport, and other Metro Vancouver destinations.

### Bus Routes

Well-served by multiple bus routes along Westminster Highway and Gilbert Road, offering efficient transit connections to local neighbourhoods and business districts.

## Contact Listing Agent

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### Restaurants & Cafes

Afuri Ramen  
Baiyulan  
Baquette Vietnamese  
Bistro  
Boiling Point  
Chef Tony Seafood  
Chinese Sauerkraut Fish  
Claypot Hot Pot and BBQ  
Cocoru Beer & Chicken  
Earls  
Gyu-Kaku Japanese BBQ  
HaiDiLao HotPot  
Happy Lamb Hot Pot

Happy Tree House BBQ  
Icy Bar  
Izumiya Japanese  
Marketplace  
Koto Izakaya  
Matsuyama  
McDonald's  
Neptune Seafood  
Starbucks  
Sun Sui Wah Seafood  
The Dolar Shop  
White Spot

### Retail

Aberdeen Centre  
Dollar Smart  
Empire Centre  
H-mart  
Lansdowne Centre  
Best Buy  
T&T Supermarket  
New 2000 Supermarket  
Parker Place  
Price Smart Foods  
Real Canadian  
Superstore  
Staples  
Walmart

### Services

RBC  
Kwantlen Polytechnic  
University  
LifeLabs  
Mobil  
Scotiabank  
Service Canada  
TD Canada Trust  
Vancity