

Office For Lease

AIRPORT EXECUTIVE PARK

RICHMOND, BRITISH COLUMBIA



Current



AVAILABILITIES

Net Rent: Please contact listing agents

BUILDING	SUITE NUMBER	SQUARE FOOTAGE	ADDITIONAL RENT (Est. 2026)	PARKING RATIO	AVAILABILITY DATE	COMMENTS
AEP 1	148	1,226 SF	\$15.53	1:450 SF	Immediately	Improved with 3 window offices, boardroom, storage, and open area. Virtual Tour
AEP 1	215	1,750 SF	\$15.53	1:450 SF	Immediately	Model Suite - built out with 2 offices, kitchenette and open desk space. Brand new, updated LED lights and ceiling grid. Virtual Tour
AEP 1	220	1,246 SF	\$15.53	1:450 SF	Immediately	Open plan layout, with internal office and meeting room.
AEP 2	100	3,789 SF	\$17.66	1:450 SF	Immediately	Bright Southeast corner unit, improved with 4 window offices, boardroom, kitchen, storage, open area and elevator-facing reception. Floorplan Virtual Tour
AEP 2	135	3,534 SF	\$17.66	1:450 SF	Immediately	Southwest corner unit with multiple windows offices, meeting room, kitchen, reception, and large open area. Floorplan

Current



AVAILABILITIES

Net Rent: Please contact listing agents

BUILDING	SUITE NUMBER	SQUARE FOOTAGE	ADDITIONAL RENT (Est. 2026)	PARKING RATIO	AVAILABILITY DATE	COMMENTS
AEP 2	140	4,404 SF	\$17.66	1:450 SF	Immediately	Northwest corner unit, improved with 7 window offices, boardroom, kitchen, large open area and reception. Virtual Tour
AEP 2	168	530 SF	\$17.66	1:450 SF	March 1, 2026	Improved space to an open plan. Floorplan
AEP 4	130	12,412 SF	\$18.23	1:300 SF	Immediately	Office space available ready for tenant build-out. Virtual Tour
AEP 4	160	1,563 SF	\$18.23	1:300 SF	April 1, 2026	Built out with 5 offices, a meeting room and direct access to the outdoor atrium. Floorplan
AEP 4	170	1,505 SF	\$18.23	1:300 SF	Immediately	Improved with 2 window offices, 2 internal offices, meeting room, and large reception area. Floorplan

Current



AVAILABILITIES

Net Rent: Please contact listing agents

BUILDING	SUITE NUMBER	SQUARE FOOTAGE	ADDITIONAL RENT (Est. 2026)	PARKING RATIO	AVAILABILITY DATE	COMMENTS
AEP 4	180	869 SF	\$18.23	1:300 SF	Immediately	Improved with a kitchen and large open area. Virtual Tour
AEP 4	220	2,332 SF	\$18.23	1:300 SF	Immediately	Built out with 3 offices, a meeting room, and kitchenette. Improved with modern and updated finishes. Floorplan Virtual Tour
AEP 6	100	9,360 SF	\$16.04	2.83:1000 SF	Immediately	Ground floor unit with lobby exposure. High-end improvements throughout with a mix of private offices, meeting rooms and open area. Vaulted ceilings. Floorplan
AEP 7	300	13,029 SF	\$15.56	1:340 SF	Immediately	Ideal for lawyers or professional service firms. Northwest-facing corner unit with high-end improvements throughout. Improved with a mix of private offices, meeting rooms, kitchen, and open area. Potential to demise. Floorplan
AEP 7	315	1,436 SF	\$15.56	1:340 SF	Immediately	Built out space with 3 offices, meeting room, IT/storage room, and open plan. Floorplan

Current

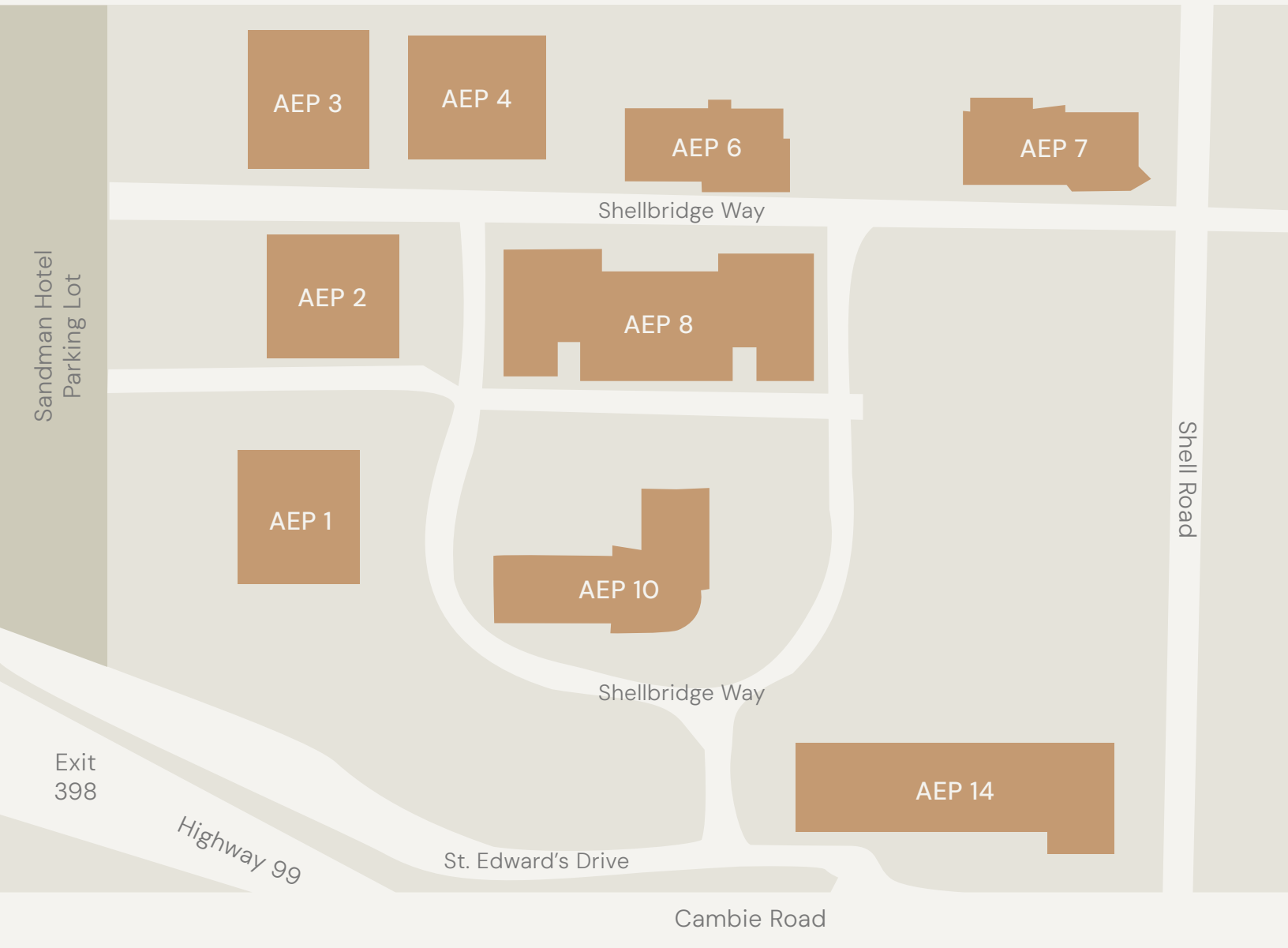


AVAILABILITIES

Net Rent: Please contact listing agents

BUILDING	SUITE NUMBER	SQUARE FOOTAGE	ADDITIONAL RENT (Est. 2026)	PARKING RATIO	AVAILABILITY DATE	COMMENTS
AEP 8	100	31,792 SF	\$17.76	1:340 SF	Immediately	Built out with a mix of offices, meeting rooms and open space. Potential to demise. Floorplan Virtual Tour
AEP 10	130	2,664 SF	\$14.48	1:310 SF	Immediately	Ground level corner unit, with direct access. Improved with 3 offices, meeting room, reception, kitchen, and open area. Floorplan

Campus DETAILS



BUILDING 1
10451
Shellbridge Way

BUILDING 2
10551
Shellbridge Way

BUILDING 3
10651
Shellbridge Way

BUILDING 4
10691
Shellbridge Way

BUILDING 6
10851
Shellbridge Way

BUILDING 7
10991
Shellbridge Way

BUILDING 8
10760 Shellbridge
Way

BUILDING 10
10271
Shellbridge Way

BUILDING 14
10711
Cambie Road

SUSTAINABILITY

AT AIRPORT EXECUTIVE PARK WE ARE COMMITTED TO INVESTING IN OUR COLLECTIVE FUTURE.

Taking care of the planet is just as important to us as caring for the people who work at our business park. Holding both LEED and BOMA Best certifications, our commercial office spaces adhere to the highest sustainability standards. Our many green programs—such as our comprehensive recycling and waste management program—provide efficiency, function and cost savings to our tenants.



2010 Leed Gold Certification
Aep Building 6



2014 Leed Gold Certification
AEP Building 7 & 10



BOMA BEST Certification,
Remaining
AEP Buildings



HIGHLIGHTS OF OUR COMMITMENT

LEADING THE WAY: While Canada targets net-zero emissions by 2050, Airport Executive Park is committed to achieving it a full decade earlier—by 2040.

SMART SUSTAINABILITY: Fiera Real Estate Canada has replaced traditional gas-fired systems with efficient electric heat pumps, drastically reducing GHG emissions.

LOWER OPERATING COSTS: Upgraded energy systems are delivering up to 50% annual energy savings across the property.

PART OF THE NATIONAL SOLUTION: Canada needs to convert at least 3% of buildings to net-zero each year—AEP is ahead of the curve, helping set the standard.

VALUE FOR TENANTS: High-performance buildings with sustainability certifications attract quality tenants—who are committed to a sustainable future.



AEP

AIRPORT EXECUTIVE PARK



CONTACT US FOR MORE DETAILS

LUKE GIBSON
Personal Real Estate Corporation

Senior Vice President
604 662 5142
luke.gibson@cbre.com

MICHAEL WHITE

Vice President
604 662 5120
michael.rm.white@cbre.com

MYAH OLLEK

Senior Sales Associate
604 662 5146
myah.ollek@cbre.com



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.