

FOR LEASE

Colliers

Accelerating success.

10,659 SF of Second Floor Office Space
Unit 210 - 4020 Viking Way, Richmond

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Opportunity & Location

Now available - office space in one of the Lower Mainland's most strategically located business parks. Owned and professionally managed by B.U.K. Investments, International Business Park (IBP) offers an exceptional corporate environment designed to support and enhance your company's image.

With a variety of unit sizes available, spaces can be tailored to meet the specific needs of your business - whether you're expanding, relocating, or establishing a new presence.

Location Highlights

- Centrally located at the foot of Viking Way and Cambie Road, within the highly sought-after Crestwood Industrial Area
- Immediate access to Knight Street, providing direct routes to Downtown Vancouver
- Quick connectivity to Highways 91/99, Vancouver International Airport, the US/Canada Border, and major transportation routes

Contact the listing agents today to explore current availability and learn more about leasing opportunities at IBP.



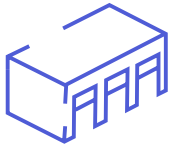
IBP Highlights



6 modern buildings within the Business Park totaling over **350,000 SF**



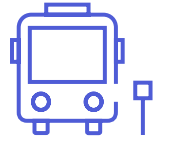
Three-phase power



Flexible mix of warehouse and office availabilities



Quick access to Highways 91/99



North, East, South and West bound bus transit stations at the complex entrance



Impeccably maintained landscaping with an on site operations manager



Zoning & Potential Uses

IB-1 permits a wide variety of office uses.

Examples of potential uses:

- Technology & software
- General office
- Engineering
- Professional services
- Financial Services
- Architecture

IBP is home to a wide range of local, national and international tenants, who benefit from the close proximity to transport links and Vancouver International Airport. Neighbours include: CARO Analytical Services, Siemens, Sevco Foods and HME.



Unit Overview

Civic Address	Suite 210 – 4020 Viking Way, Richmond	
Location	Located in the International Business Park boarded by Cambie & Knight Street in North Richmond	
Building Area	Second Floor Office	10,659 SF
	TOTAL	10,659 SF

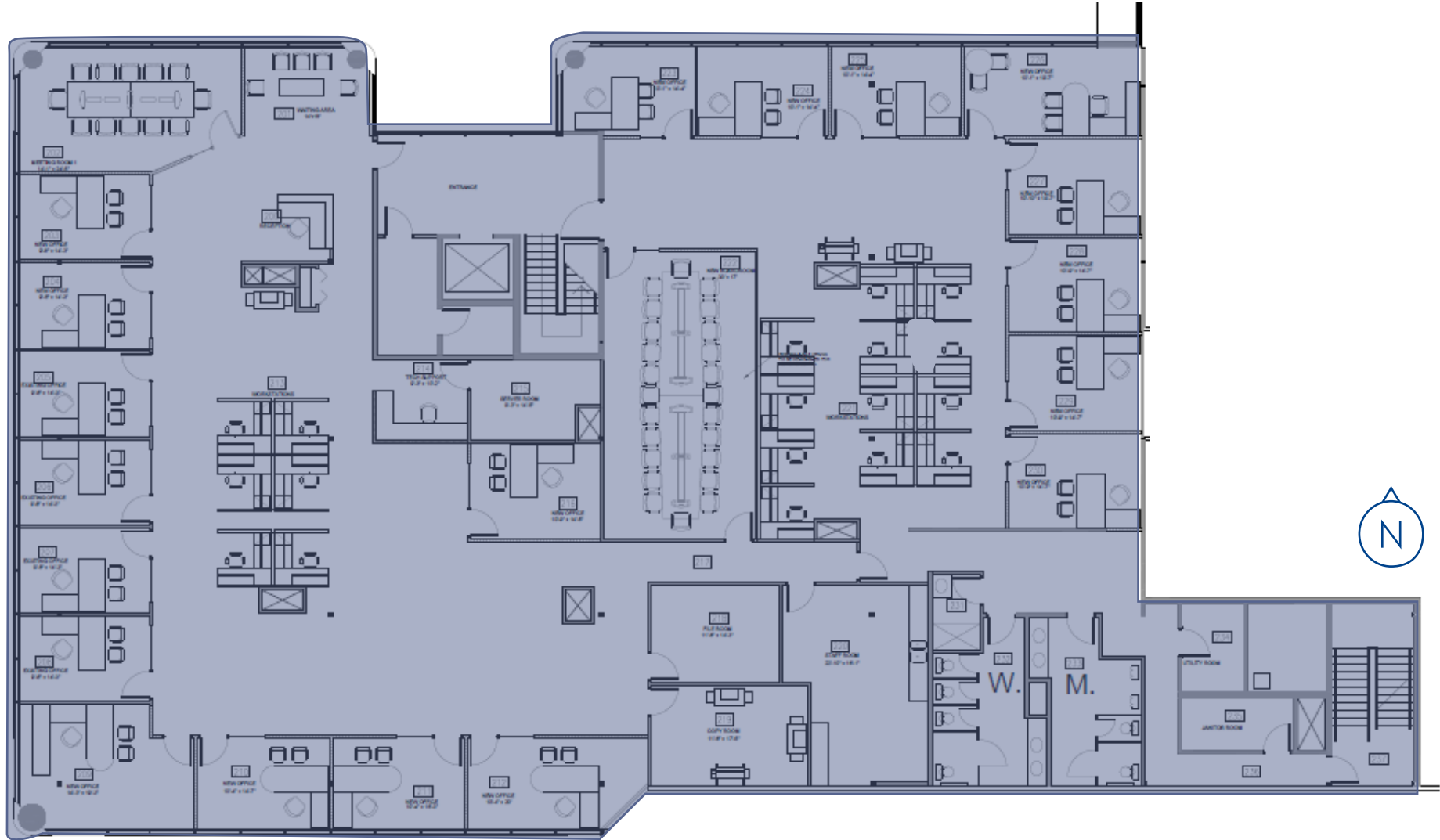
Measurements are approximate and should be verified

- Unit Features**
- Elevator access
 - High quality office improvements, including:
 - o 17 Perimeter offices with views
 - o 6 interior offices
 - o One large boardroom (12+ people)
 - o One large training room (24+ people under current configuration)
 - o Two large open areas to accommodate multiple workstations
 - o Staff lounge and kitchen
 - o Private men’s, women’s, and accessible washrooms
 - Parking: 3/1000 SF (no additional charge)

Available	October 1, 2026
Asking Rate	\$15.00/SF
Additional Rent (est. 2026)	\$9.73/SF <i>(includes management fee)</i> Hydro and gas are separately metered and billed



Floor Plan





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