

**170B - 13988 MAYCREST WAY, RICHMOND**  
**FULLY FURNISHED 2ND FLOOR OFFICE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

William Wright Commercial is pleased to present a second floor office at 170 - 13988 Maycrest Way, a fully turn-key 720 SF furnished office available for lease. This professionally designed space features an open area office provided move-in ready, desks, chairs, and filing cabinets. Positioned on the second floor, this office offers an excellent opportunity for businesses seeking a seamless and professional workspace.

## PROPERTY HIGHLIGHTS



**Fully Turn-Key & Furnished** – Move-in ready office space with modern furnishings, ideal for immediate occupancy.



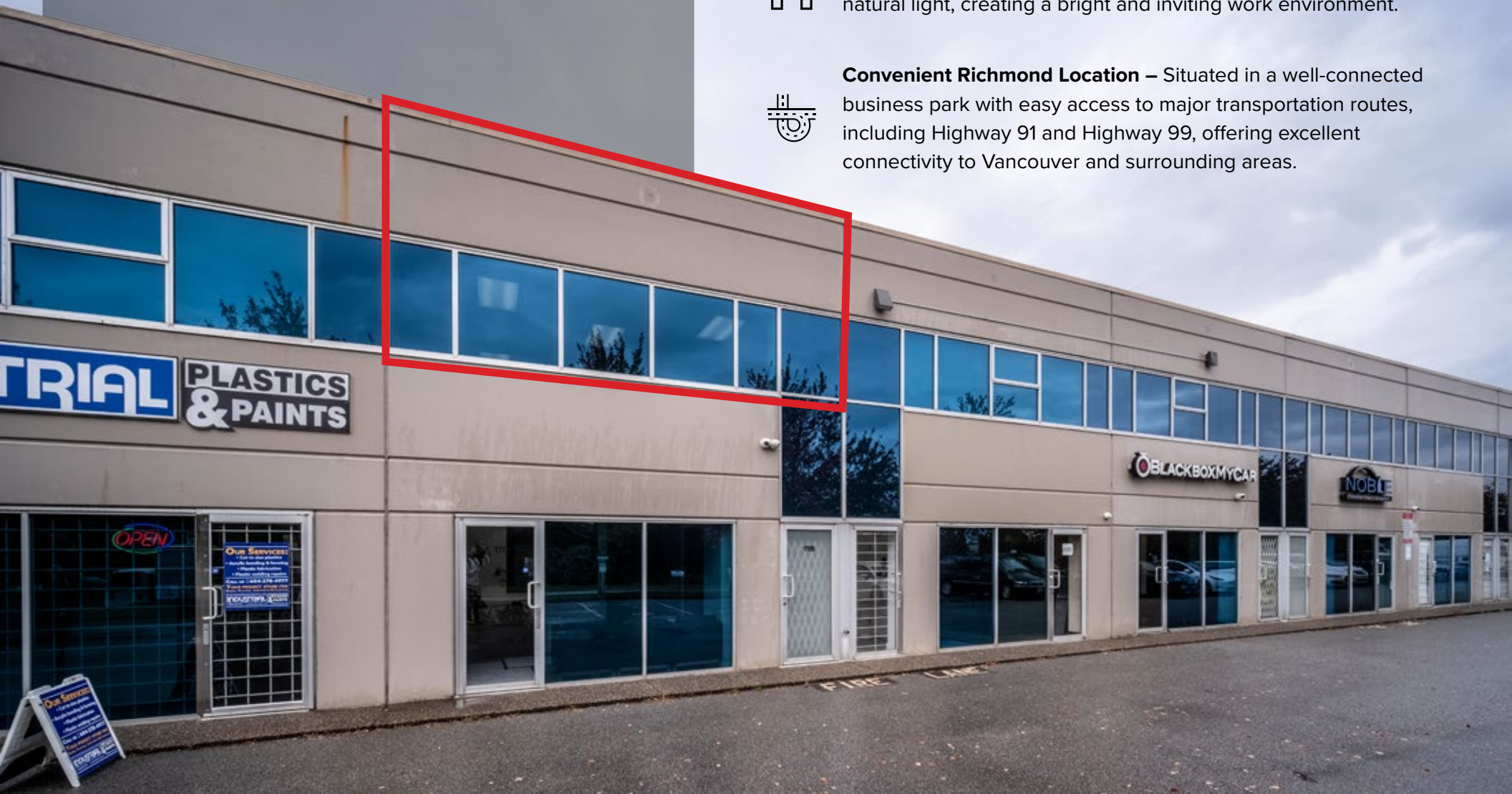
**Functional Layout** – Features an open area office providing a professional and efficient workspace.

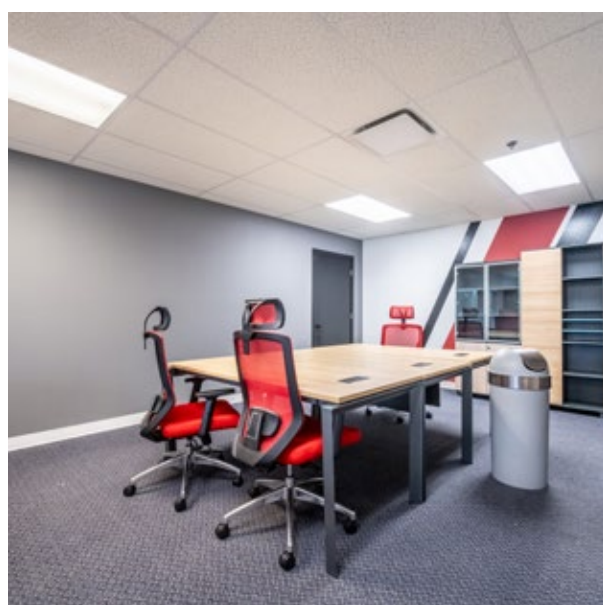
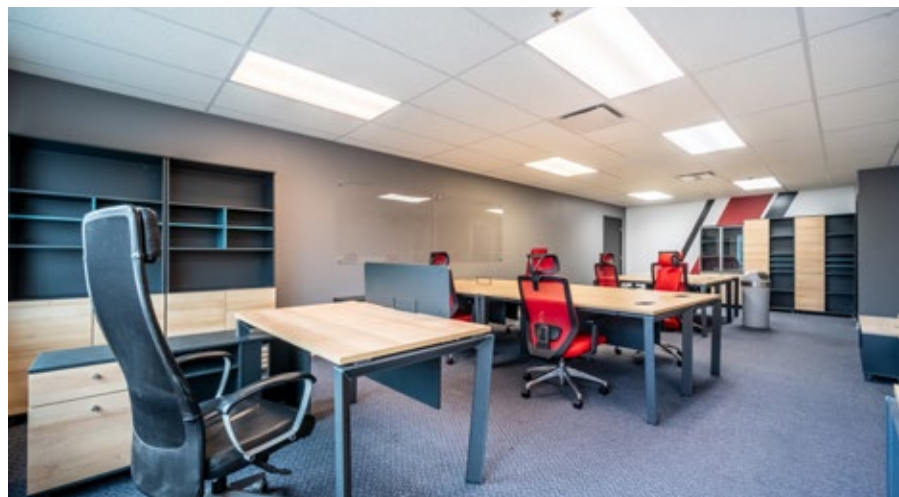
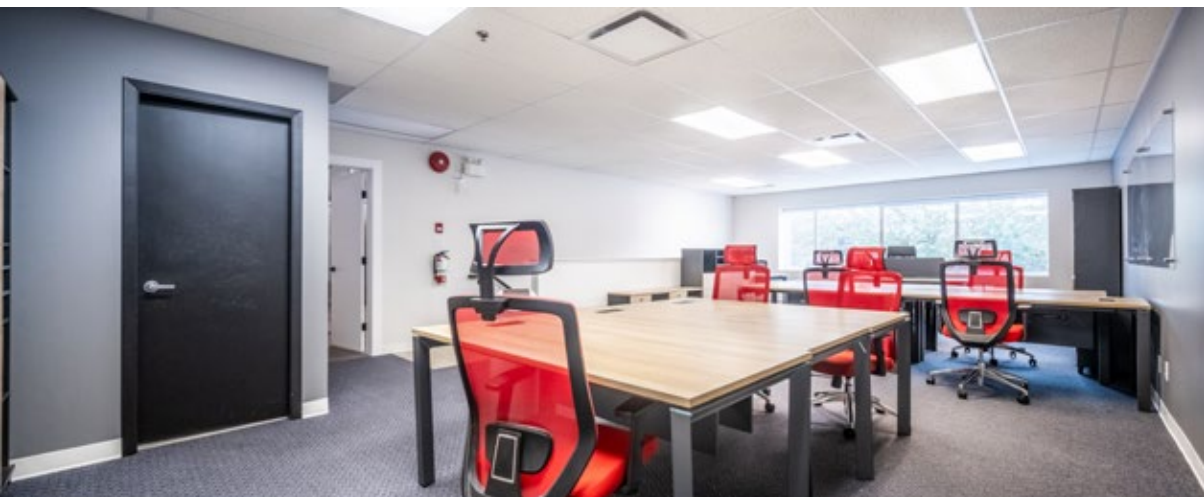


**Bright & Professional Setting** – Large windows allow for ample natural light, creating a bright and inviting work environment.



**Convenient Richmond Location** – Situated in a well-connected business park with easy access to major transportation routes, including Highway 91 and Highway 99, offering excellent connectivity to Vancouver and surrounding areas.





## SALIENT FACTS

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**SIZE** +/- 720 SQFT

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**PARKING** 1 Stall

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**ZONING** IB1

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**MONTHLY RENT** \$2,000 + GST

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**LEASE INCLUDES** + Furnishings (desks, chairs, and cabinets)  
+ Internet option for an additional \$50 per month



### DRIVING DISTANCES

HIGHWAY 91	7 MIN DRIVE
CENTRAL RICHMOND	10 MIN DRIVE
LANSDOWNE STATION	12 MIN DRIVE
YVR AIRPORT	15 MIN DRIVE
US BORDER	20 MIN DRIVE
DOWNTOWN VANCOUVER	30 MIN DRIVE

### LOCATION

Strategically positioned in Richmond’s Crestwood Business Park, a well-established commercial hub known for its accessibility and business-friendly environment. The property offers seamless connectivity to major transportation routes, including Highway 91 and Highway 99, providing direct access to Vancouver, Burnaby, and Delta. The area is home to a diverse mix of businesses, ranging from professional offices to light industrial operations, making it an ideal location for companies seeking convenience and efficiency. Nearby amenities, including restaurants, cafes, and service providers, add to the appeal, ensuring a well-rounded work environment. Public transit options are also available, enhancing accessibility for employees and clients alike.