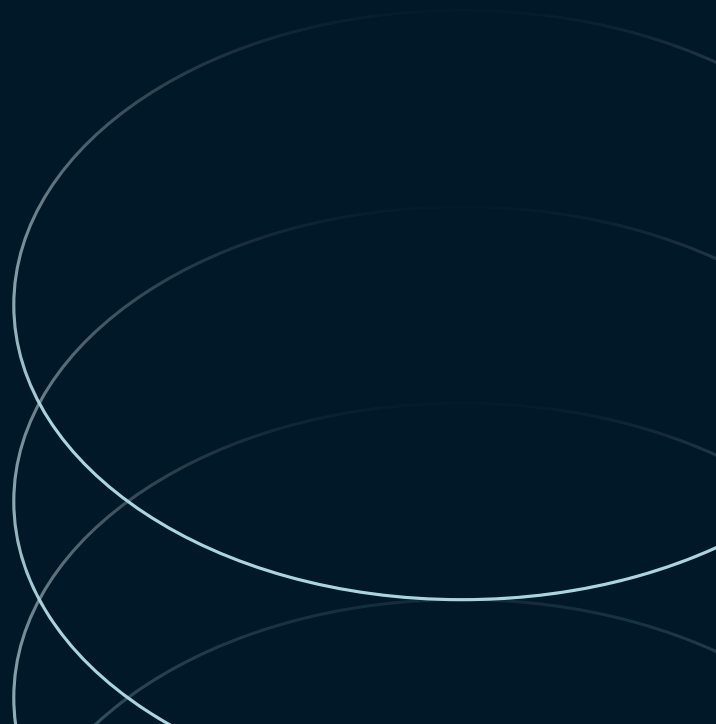
 **JLL** SEE A BRIGHTER WAY

For Lease

12033 Riverside Way
Richmond, British Columbia





Located in South Richmond near the intersection of Steveston Hwy and No 5. Road, the building is within walking distance of an abundance of retail amenities including; McDonalds, Starbucks, London Drugs, Boston Pizza and Canadian Tire.

This 'A' class office building was constructed in 2008, with modern HVAC, windows and lighting systems providing tenants with flexible options in a well maintained premises.



Abundance of retail amenities nearby



Free parking



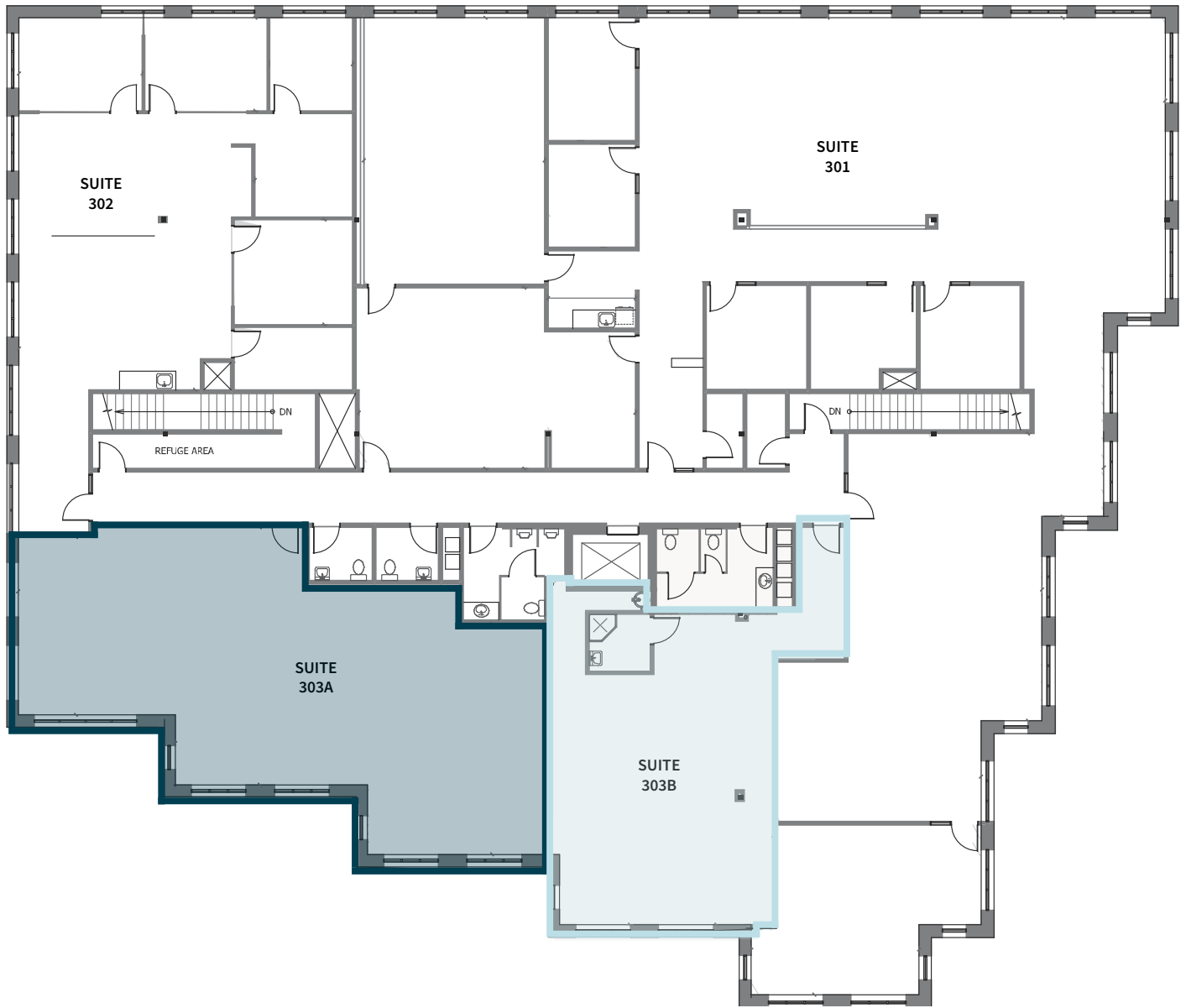
High quality building management and maintenance



Access to public transit

SUITE	SIZE	AVAILABILITY	COMMENTS
303A	1,877 s.f.	Immediately	Primarily open plan awaiting tenant improvements.
303A/B	3,119 s.f.	With notice	Currently demised as 2 units can be combined to accommodate a larger user.

12033 Riverside Way / Richmond



Suite 303A: 1,855 s.f.
Suite 303A/B: 3,119 s.f.

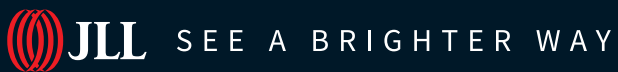
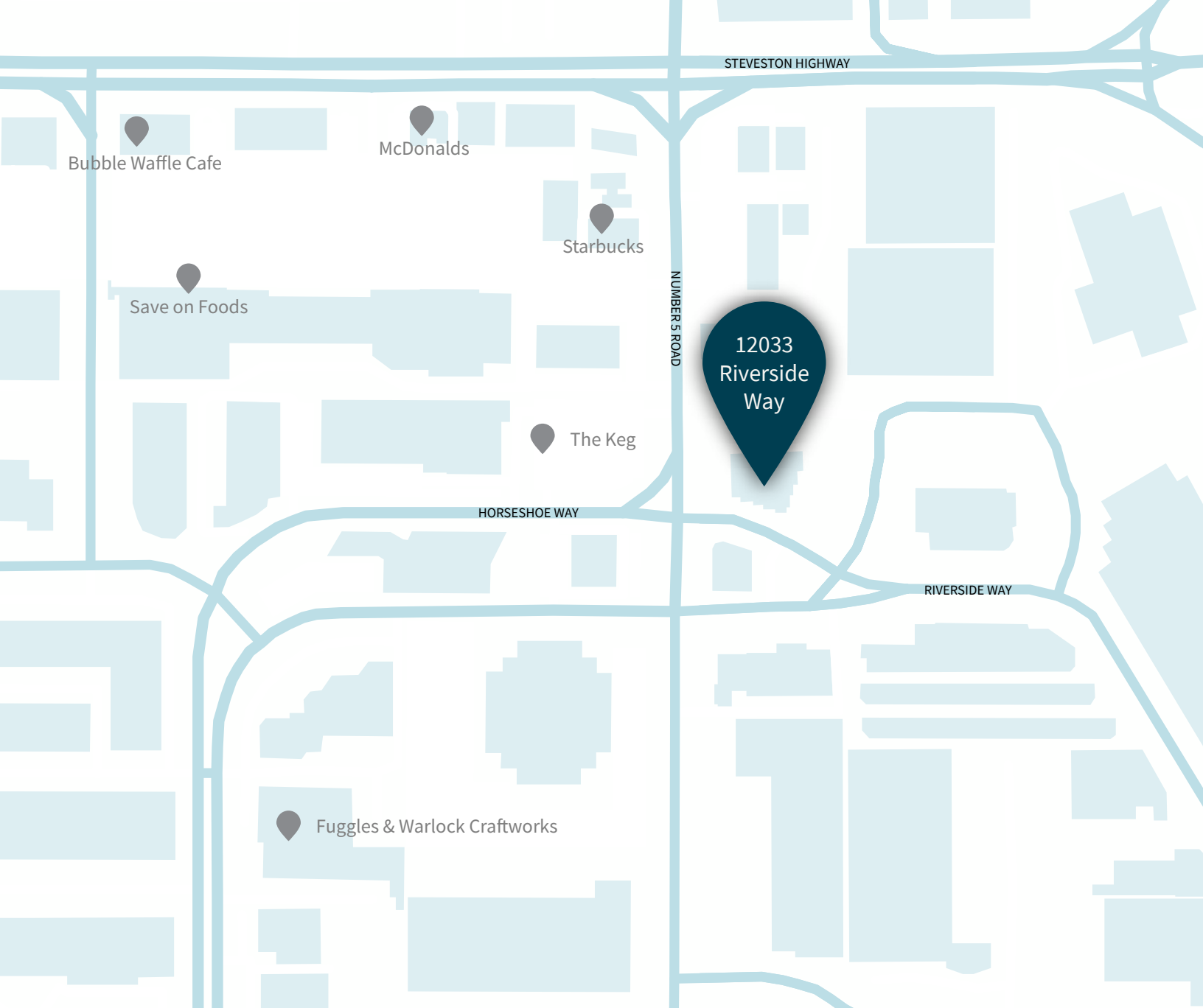


Net Rate: Please contact listing agents



Additional Rent (2026): \$12.16 (excludes janitorial)





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