



Retail & Warehouse & Office Space

11600 Bridgeport Rd, Richmond, BC

Prime location in a well-established home-improvement oriented retail destination, easily accessible via Highway 99 and Knight Street Bridge, a short drive from Ikea and Home Depot

Retail plaza-style presence with in-line CRUs featuring front showroom/office and rear warehouse with ~20-foot ceilings

Ample parking front & rear

Grade-level loading at rear for each unit with direct access via both Olafsen Ave & Voyageur Way

Fascia and pylon signage for each unit \$100.00 per month plus applicable taxes

For more Information contact:

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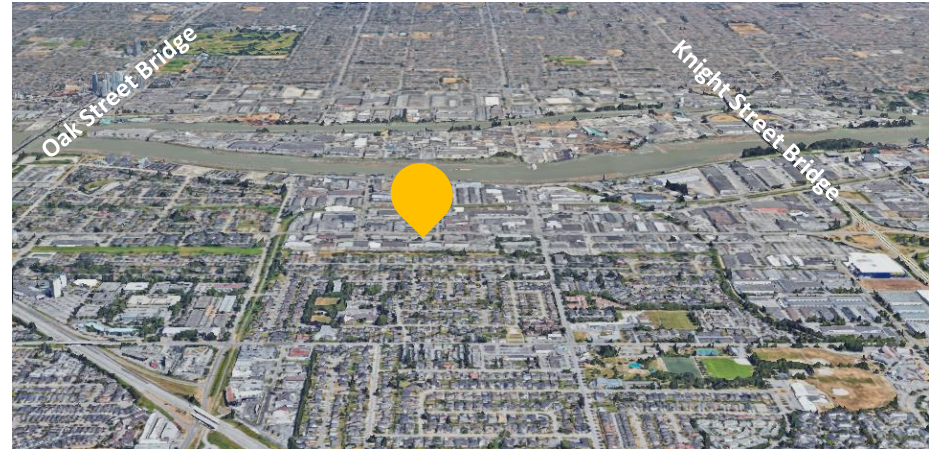
TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

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LEASING OPPORTUNITIES

Unit	Area (SF)	Availability
5	2,520	February 1, 2027
7	2,520	November 1, 2026
8	2,520	Immediate



Net Lease Rate:

Starting at \$20.00 to \$25.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$12.18 per sq. ft. (estimate for year ending June 30, 2027; excludes utilities & janitorial)

Parking:

Parking stalls at front and back of the building at no cost.



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