

**175 - 13988 MAYCREST WAY, RICHMOND**  
**FULLY FURNISHED 2ND FLOOR OFFICE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

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William Wright Commercial is pleased to present a second floor office at 175 - 13988 Maycrest Way, a fully turn-key 720 SF furnished office available for lease. This professionally designed space features one floor to ceiling glass boardroom, two private offices, reception desk, and HVAC. The office will be provided move-in ready, equipped with a 65' TV, Logitech Conference Call System, and furniture. Large windows provide ample natural light, creating a bright and productive work environment. Positioned on the second floor, this office offers an excellent opportunity for businesses seeking a seamless and professional workspace.

## PROPERTY HIGHLIGHTS

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



**Functional Layout** – Features one boardroom and two private offices, 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

**SIZE** +/- 720 SQFT

**PARKING** 1 Stall

**ZONING** IB1

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

**LEASE AGREEMENT  
INCLUDES**

- 65' TV installed
- Logitech Conference Call System
- Fully furnished board room, private offices, and reception
- Internet (\$50/month fee)

DRIVING DISTANCES	
HIGHWAY 91	7 MIN DRIVE
CENTRAL RICHMOND	10 MIN DRIVE
LANDOWNE 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.

