



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**5811 CEDARBRIDGE WAY**  
**RICHMOND, BC**



**Frances Wu**  
Senior Associate  
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**CUSHMAN & WAKEFIELD**

# FOR LEASE 5811 CEDARBRIDGE WAY RICHMOND, BC

## OPPORTUNITY

Excellent opportunity to lease an industrial/office unit within Richmond's city centre. The subject space consists of 11,000 sf of warehouse with fully finished office space equipped with washrooms. The building is located on a leafy green street with plenty of retail, service commercial and industrial businesses located nearby.

## LOCATION

5811 Cedarbridge Way is located in Richmond's city centre area and within a short walk to Lansdowne Station (Canada Line Skytrain), Oval Village, Richmond City Hall and a short drive to the airport. The building also offers ease of access to Alderbridge Way/Highway 91 to easily reach New Westminster, Surrey, Delta and the rest of the Fraser Valley.

## FEATURES

- Two grade loading doors
- Office portion offers heating and A/C
- Easy access to Westminster Hwy and Alderbridge Way
- Short walk to Lansdowne skytrain station, No. 3 Road and Richmond City Hall
- Plenty of amenities nearby

## AVAILABLE AREA

11,000 sf

## LEASE RATE

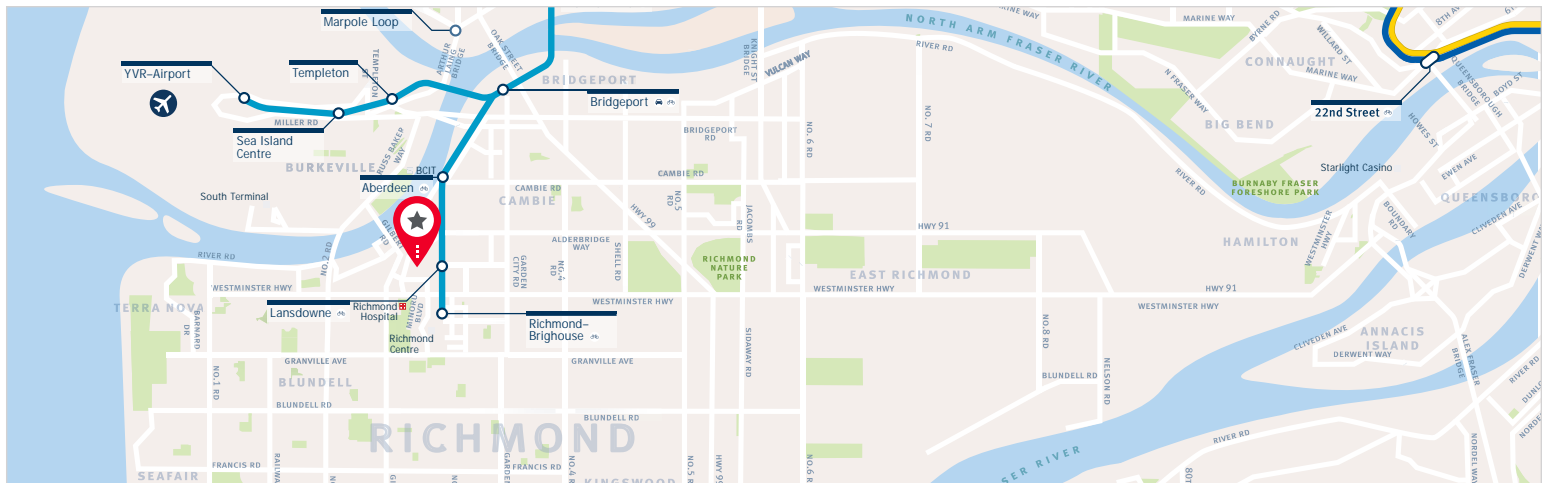
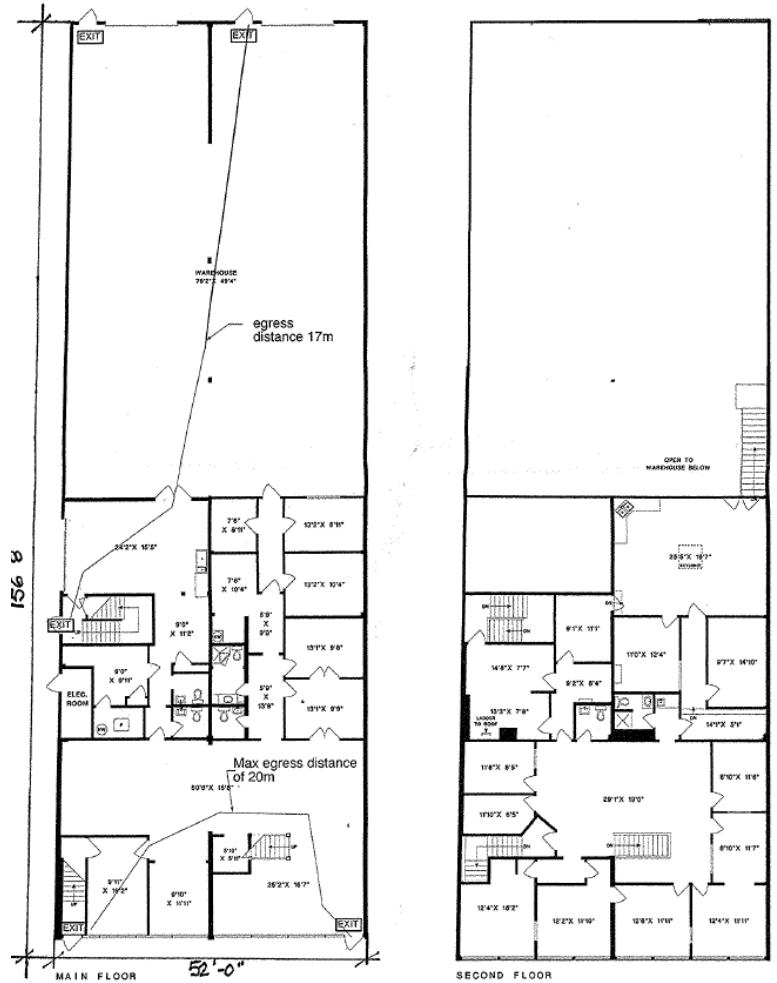
Contact listing agent

## ADDITIONAL RENT

\$9.08 + Management Fee of 5% of Basic Rent

## AVAILABILITY

Immediate



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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