

FOR LEASE

UNIT 600

5900 NO. 3 ROAD
RICHMOND, BC**THE OPPORTUNITY**

Office space for lease in Richmond City Centre in a well-managed building! The building is located at the corner of Westminster Highway and No. 3 Road, with access from both of these major roads. In addition, the building offers excellent access by transit as it is located half a block to Brighthouse Skytrain Station and the bus loop at Brighthouse station. Need to visit City Hall frequently? Richmond City Hall is within a 10 minute walk. Frequent flyer? Airport is a 10 minute drive away or five stops on the Skytrain.

PROPERTY FEATURES

- Well-managed concrete building
- Located in the core of Richmond's City Centre
- Excellent amenities within a 10-minute stroll: Richmond Centre, Lansdowne Centre, numerous restaurants, cafes and services

AVAILABILITIES**Unit 600** - 1,569 SF (Available September 1, 2025)**ZONING**

CDT1 - Downtown Commercial

BASIC RENT

Contact Listing Agent

ADDITIONAL RENT

\$21.14 (2024 Estimate)

PARKING

1:500 SF

NOTE

Prospective tenants cannot be engaged in the operation of a retail financial institution.

FOR MORE INFORMATION, CONTACT:**FRANCES WU**

Senior Associate

+1 604 639 9356

frances.wu@cushwake.com

cushmanwakefield.com



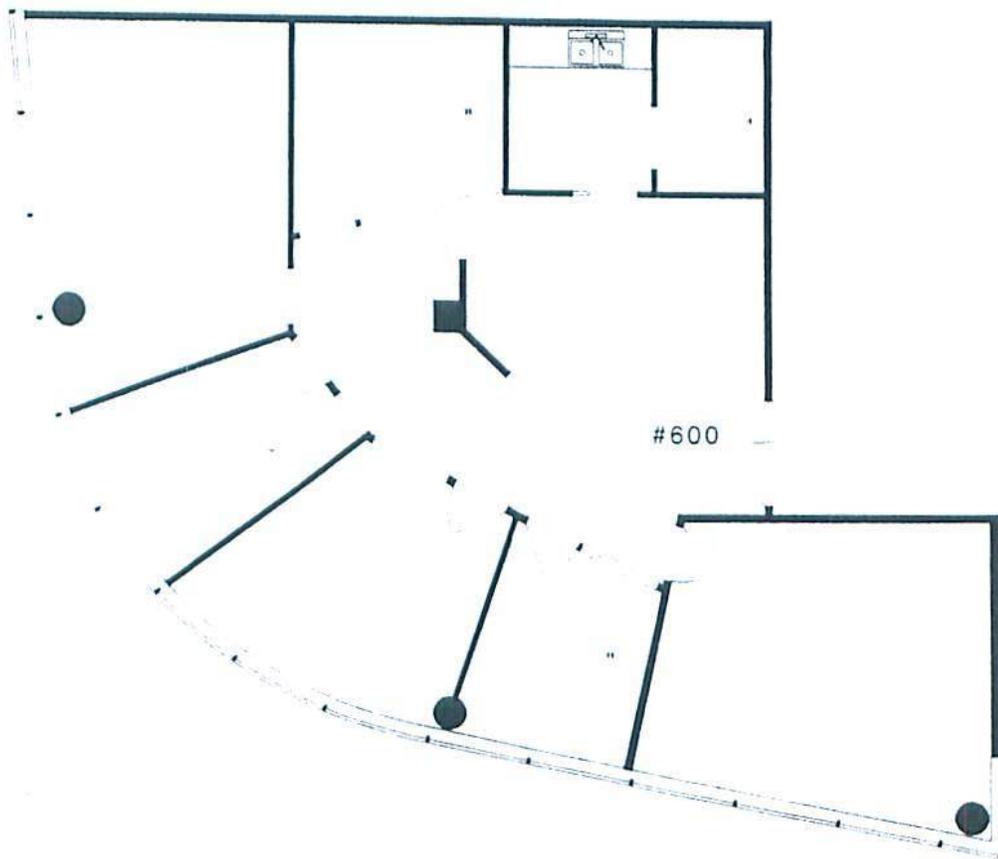
FOR LEASE

UNIT 600

5900 NO. 3 ROAD
RICHMOND, BC

Vancity

FLOOR PLAN



FOR MORE INFORMATION, CONTACT:

FRANCES WU
Senior Associate
+1 604 639 9356
frances.wu@cushwake.com

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



FOR LEASE

UNIT 600

5900 NO. 3 ROAD
RICHMOND, BC

Vancity



- 1. Richmond City Hall
- 2. Richmond Hospital
- 3. Richmond Law Court
- 4. Richmond Centre
- 5. Richmond Oval

- 6. Trinity Western University (Minoru)
- 7. Trinity Western University (Lansdowne)
- 8. Kwantlen University
- 9. BCIT Aerospace campus
- 10. YVR airport

- 11. Aberdeen Centre
- 12. Grand Park Hotel
- 13. La Quinta By Wyndham
- 14. Lansdowne Centre

T Skytrain
 99 British Columbia Highway 99

FOR MORE INFORMATION, CONTACT:

FRANCES WU
 Senior Associate
 +1 604 639 9356
 frances.wu@cushwake.com

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.