

A PREMIER MULTI-TENANT FACILITY | **FOR SUBLEASE**

RIVERSIDE CORPORATE CENTRE

UNIT 122 - 11780 HAMMERSMITH WAY
RICHMOND, BC



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AVAILABLE AREA

2,646 PSF

BASIC RENT

Contact Listing Agent

TAXES & OPERATING COSTS

\$9.15 PSF (estimated 2025) + 5% management fee.

AVAILABLE

Immediately

LEASE TERM:

Immediately April 29, 2029
(Head Lease opportunities available)

COMMENTS

Opportunity to sublease 2,646 SF of versatile ground floor office and light warehouse space, suitable for a range of professional, creative, and light industrial users. Features include two rear grade loading doors, a private rear area, and an open-concept office layout.

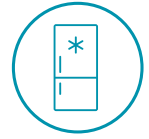
FEATURES



Newly renovated
office space



Excellent
corporate identity



Newly renovated
kitchenette



Abundant parking



Retail amenities
close by



Transit
oriented site



Private Ground
Floor Access



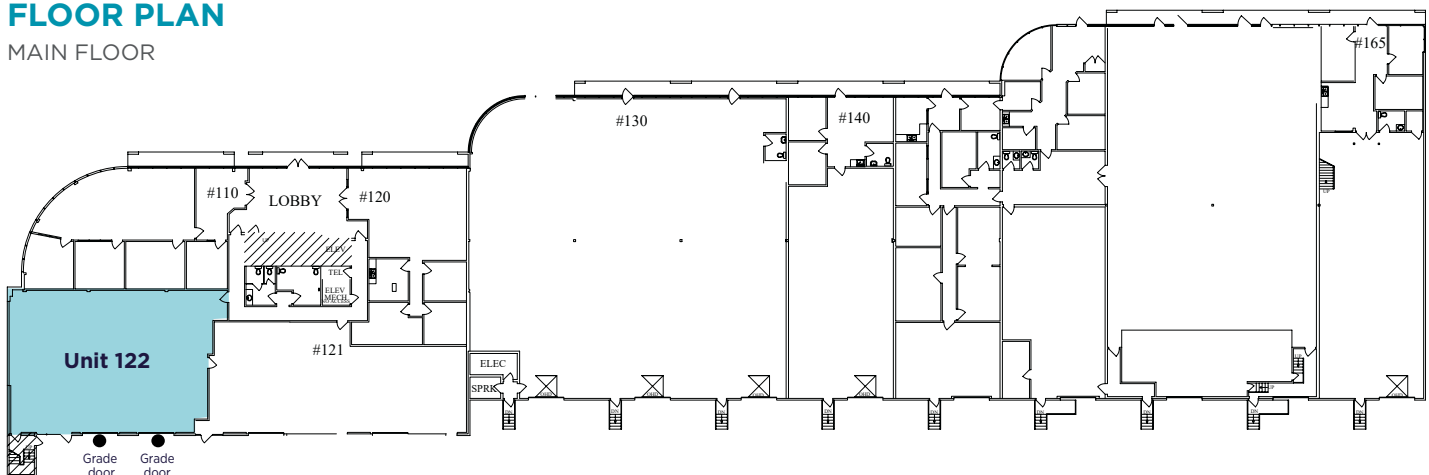
Two (2) Grade
loading doors



3 dedicated
parking stalls

FLOOR PLAN

MAIN FLOOR



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