



12771 NO. 5 ROAD, RICHMOND, BC

westcoast

R&D LABS

AVAILABILITIES FROM ± 850 SF - $\pm 21,000$ SF

BRAND-NEW, STATE-OF-THE-ART LABORATORY FACILITY

WHERE INNOVATION TAKES SHAPE

Westcoast R&D Labs is a newly redeveloped, purpose-built laboratory facility designed to bring your breakthroughs to life. Spanning two bright, modern floors, the building features expansive skylights and full-height front glazing that flood the space with natural light, creating an inspiring environment for research and collaboration.

The building's shared spaces have been thoughtfully curated with a clean, contemporary design and include four fully-equipped meeting rooms. Each unit is intelligently configured to optimize workflow, offering defined lab and office areas and advanced lab readiness. With scalable layouts, Westcoast R&D Labs is the ideal environment for research-driven companies seeking space that grows with them.



Sleek interior finishes and welcoming common areas with living walls



Modern design featuring extensive glazing and skylights



Advanced surveillance security and controlled key card access



Dedicated visitor and reserved parking



Shared conferencing facilities with multiple, large state-of-the-art boardrooms



Fiber optic telecommunication service available

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BUILDING **HIGHLIGHTS**



***CLASS 2 LAB BASED ON ASHRAE LVDL-4, AND HAS
CLASS 4 CAPABLE INFRASTRUCTURE PERTAINING TO:***

- Building Tightness
- Ventilation/Exhaust
- Air Circulation
- Electrical Back up Power

BASIC RENT

Contact listing agents

ADDITIONAL RENT

Approximately \$10 psf

OCCUPANCY Q4 2026

Earlier hold-over options are also available



LABORATORY HIGHLIGHTS

STRUCTURAL

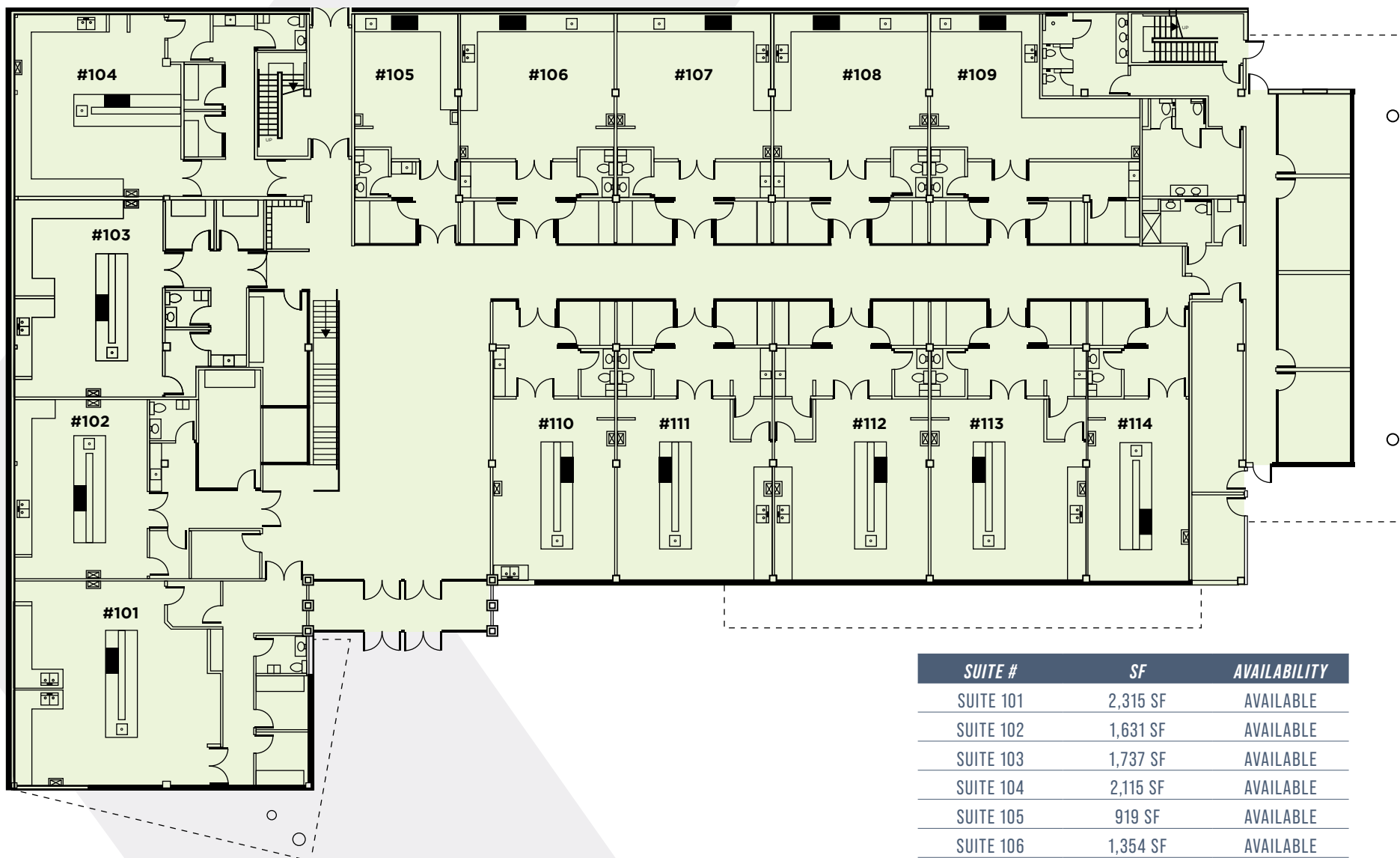
- Lab-grade countertops, cabinets, and benches
- Design separation between in-unit office and lab areas
- Office areas that include private offices, dedicated washrooms, and a kitchen area

FEATURES

- Clean room and vestibule capabilities with pre-installed infrastructure
- Emergency eye wash and emergency shower stations
- Chemical fume hoods
- Large single-bowl acid waste sinks and standard double bowl sanitary waste sinks
- Multiple floor drains

UTILITIES

- Standard 110V and 208V power outlets
- Built in 3-phase power capabilities between 200 to 400 amps 120/208V with the ability to potentially accommodate larger power requirements
- Dedicated natural gas outlets



AVAILABLE SUITES

SUITE #	SF	AVAILABILITY
SUITE 101	2,315 SF	AVAILABLE
SUITE 102	1,631 SF	AVAILABLE
SUITE 103	1,737 SF	AVAILABLE
SUITE 104	2,115 SF	AVAILABLE
SUITE 105	919 SF	AVAILABLE
SUITE 106	1,354 SF	AVAILABLE
SUITE 107	1,354 SF	AVAILABLE
SUITE 108	1,354 SF	AVAILABLE
SUITE 109	1,501 SF	AVAILABLE
SUITE 110	1,270 SF	AVAILABLE
SUITE 111	1,610 SF	AVAILABLE
SUITE 112	1,610 SF	AVAILABLE
SUITE 113	1,610 SF	AVAILABLE
SUITE 114	1,071 SF	AVAILABLE
2ND FLOOR	5,000 - 21,000 SF	AVAILABLE



LOCAL AMENITIES

FUGGLES
BEER CO.

Tim Hortons

ROSEMARY ROCKSALT.

FIVE GUYS®
BURGERS and FRIES

**LONDON
DRUGS®**



STRATEGIC LOCATION



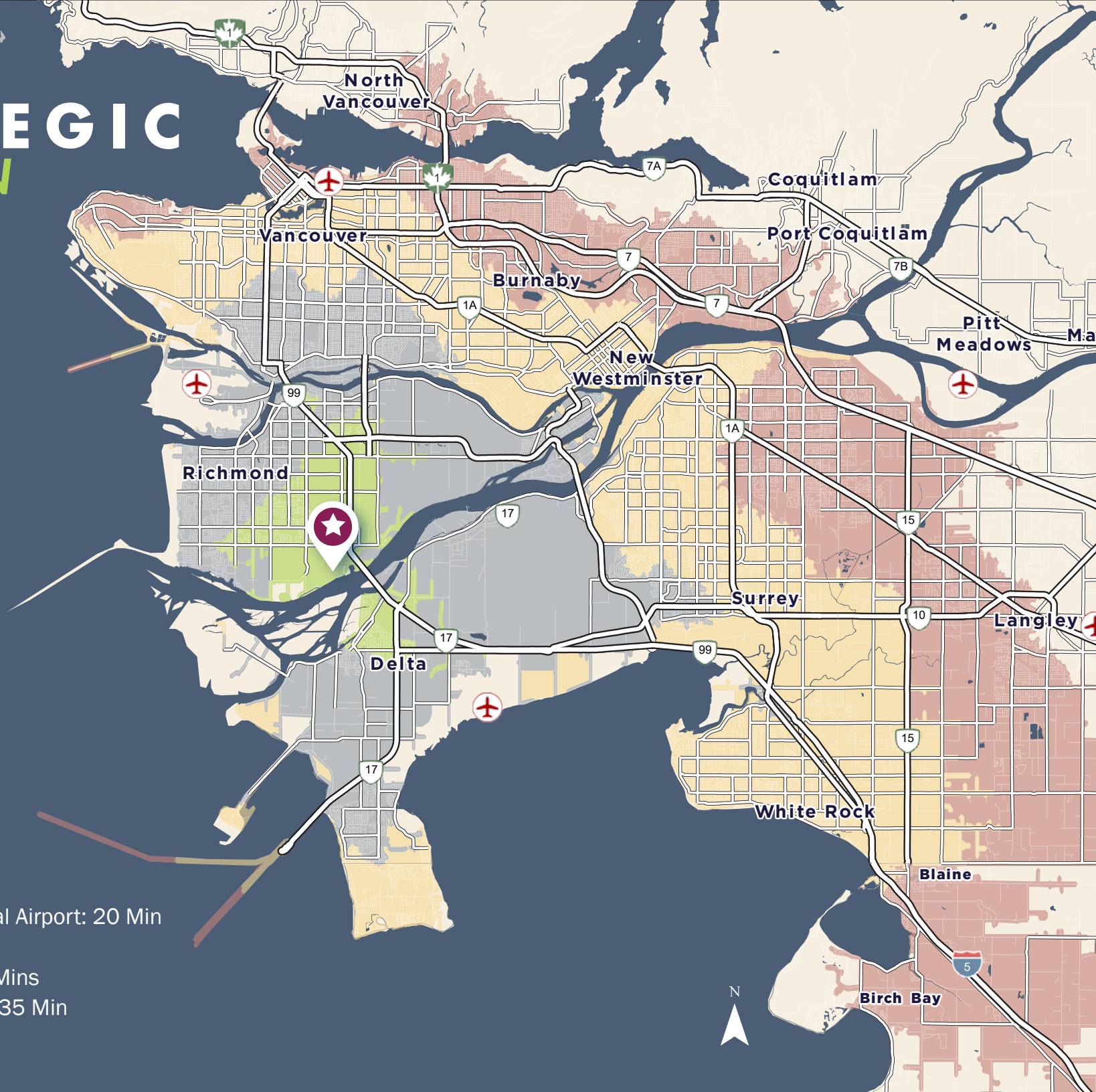
10 min

20 min

30 min

40 min

- 99 Highway: 8 Min
- Vancouver International Airport: 20 Min
- Metrotown: 30 Min
- Downtown Surrey: 33 Mins
- Downtown Vancouver: 35 Min



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