

FOR SALE/LEASE

415 - 5599 NO. 3 ROAD

RICHMOND, BC



**AAA STRATA OFFICE FOR SALE OR LEASE
AT LANSLOWNE SKYTRAIN STATION**



**CUSHMAN &
WAKEFIELD**



OVERVIEW

An opportunity to acquire or lease Unit 415 at 5599 No. 3 Road, a 504 SF strata office unit on the fourth floor of The Offices at Luxe in Richmond City Centre. The unit is in base building condition with near floor-to-ceiling glazing along the east elevation, delivering strong natural light and an efficient floor plate that suits an open plan layout or a buildout of private offices. The Offices at Luxe is a LEED Gold designed AAA tower developed by Townline and Canderel, forming the office component of a master-planned mixed-use community that also includes residential towers and street-level retail. Building amenities include a double-height lobby, shared boardrooms, common washrooms on every floor, a creative lounge, an outdoor communal patio, secure underground parking with EV-ready stalls, and end-of-trip facilities with showers, lockers, and change rooms. The unit suits professional services, medical and allied health, and small to mid-size corporate users looking to own or occupy in Richmond's new downtown core.



Shared boardrooms, creative lounge, and end-of-trip facilities



Secure underground parking with EV-ready stalls



Floor-to-ceiling glazing with abundant natural light



AAA LEED Gold tower



Directly across from Lansdowne SkyTrain Station



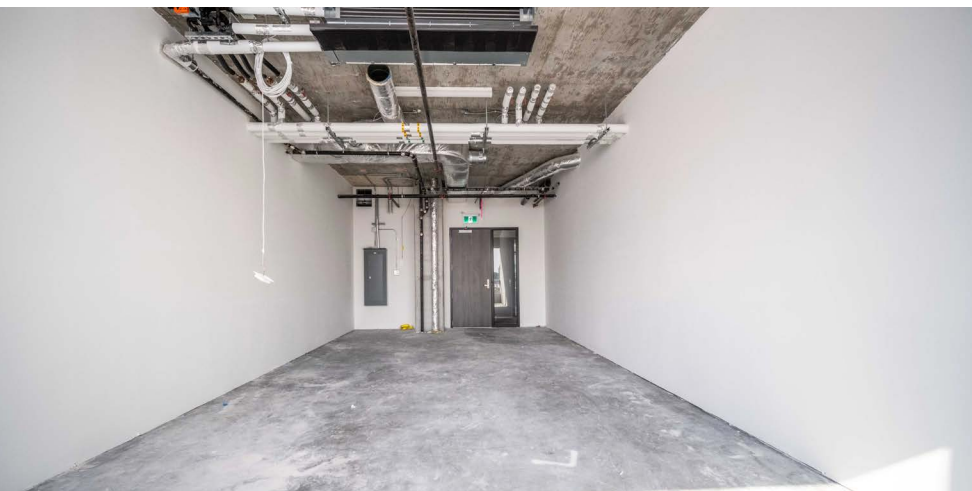
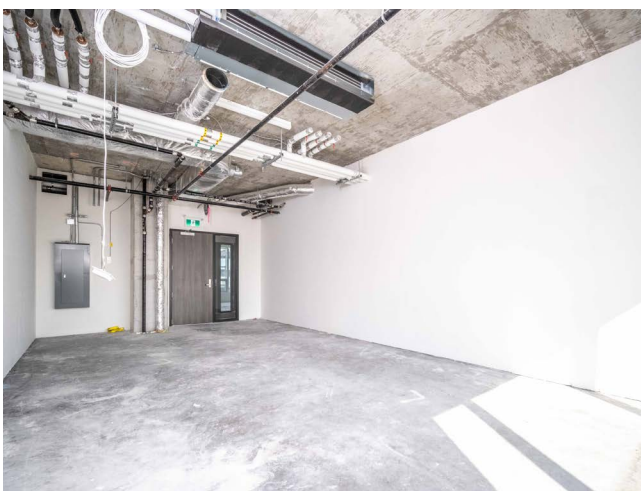
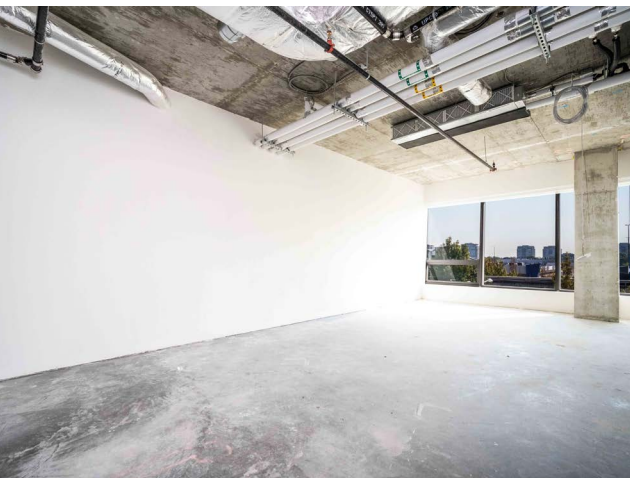
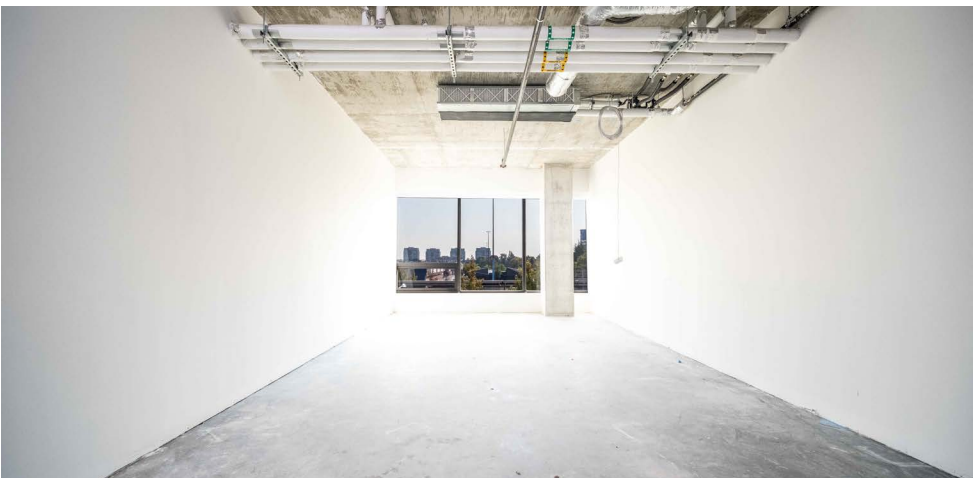
Lobby; Boardrooms; Luxe Creative Lounge; Communal BBQ & Lounge

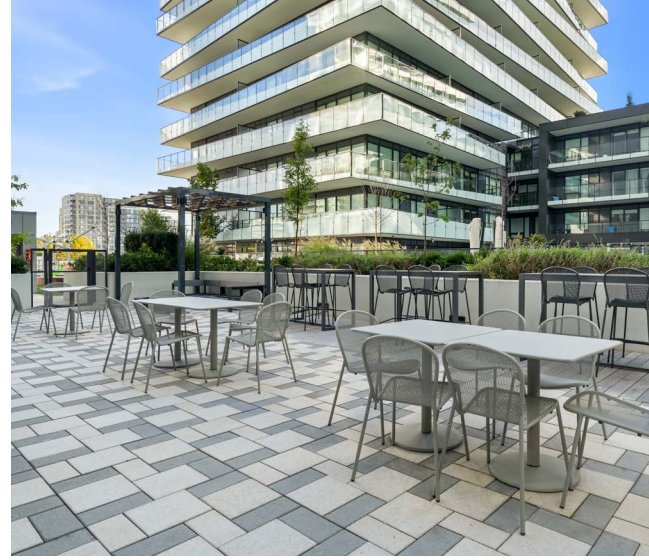
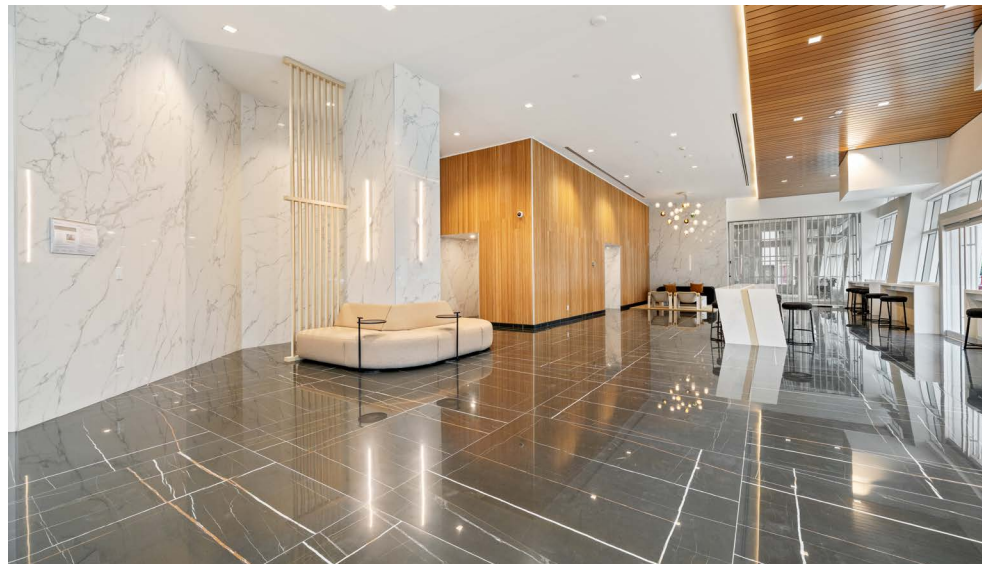


SALIENT FACTS

PROPERTY HIGHLIGHTS

Size	± 504 SF
Zoning	ZMU38 - High Density Mixed Use
PID	032-648-910
Legal Description	STRATA LOT 11 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS11701 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Basic Rent	\$35/SF
Additional Rent	\$17/SF
Monthly Rent	\$2,184 + GST
Price	\$480,088





ZONING USAGES

High Density Mixed Use (ZMU38): Lansdowne Village (City Centre)

Purpose: The zone provides for a broad range of commercial, office, service, institutional, entertainment and residential uses typical of the City Centre. Additional density is provided to achieve City objectives related to the development of affordable housing units, office uses and community amenity space.

PRIMARY USES

- Amenity space, community
- Animal day care
- Animal grooming
- Broadcasting studio
- Child care
- Education
- Education, commercial
- Education, university
- Emergency service
- Entertainment, spectator
- Government service
- Health service, minor
- Housing, apartment
- Library and exhibit
- Liquor primary establishment
- Manufacturing, custom indoor
- Microbrewery, winery and distillery
- Neighbourhood public house
- Office
- Private club
- Recreation, indoor
- Religious assembly
- Restaurant
- Retail, convenience
- Retail, general
- Retail, second hand
- Service, business support

- Service, financial
- Service, household repair
- Service, personal
- Studio
- Veterinary service

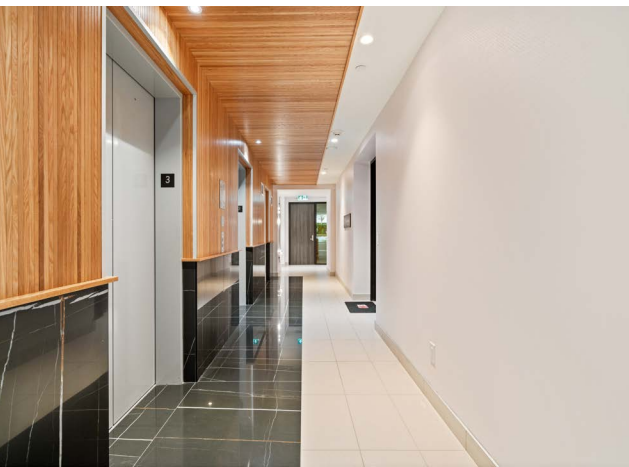
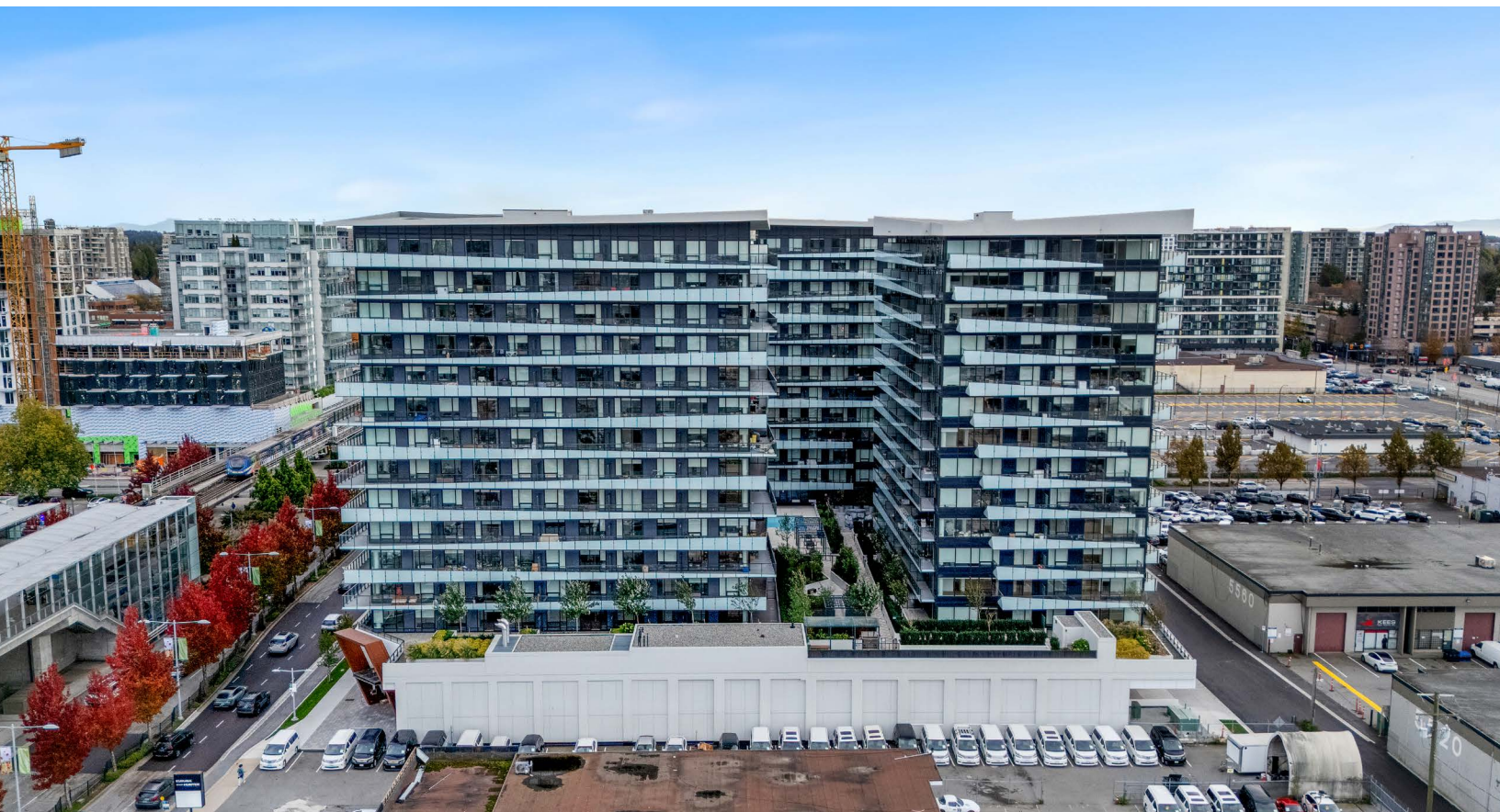
SECONDARY USES

- Boarding and lodging
- Home business
- Home-based business

ADDITIONAL USES

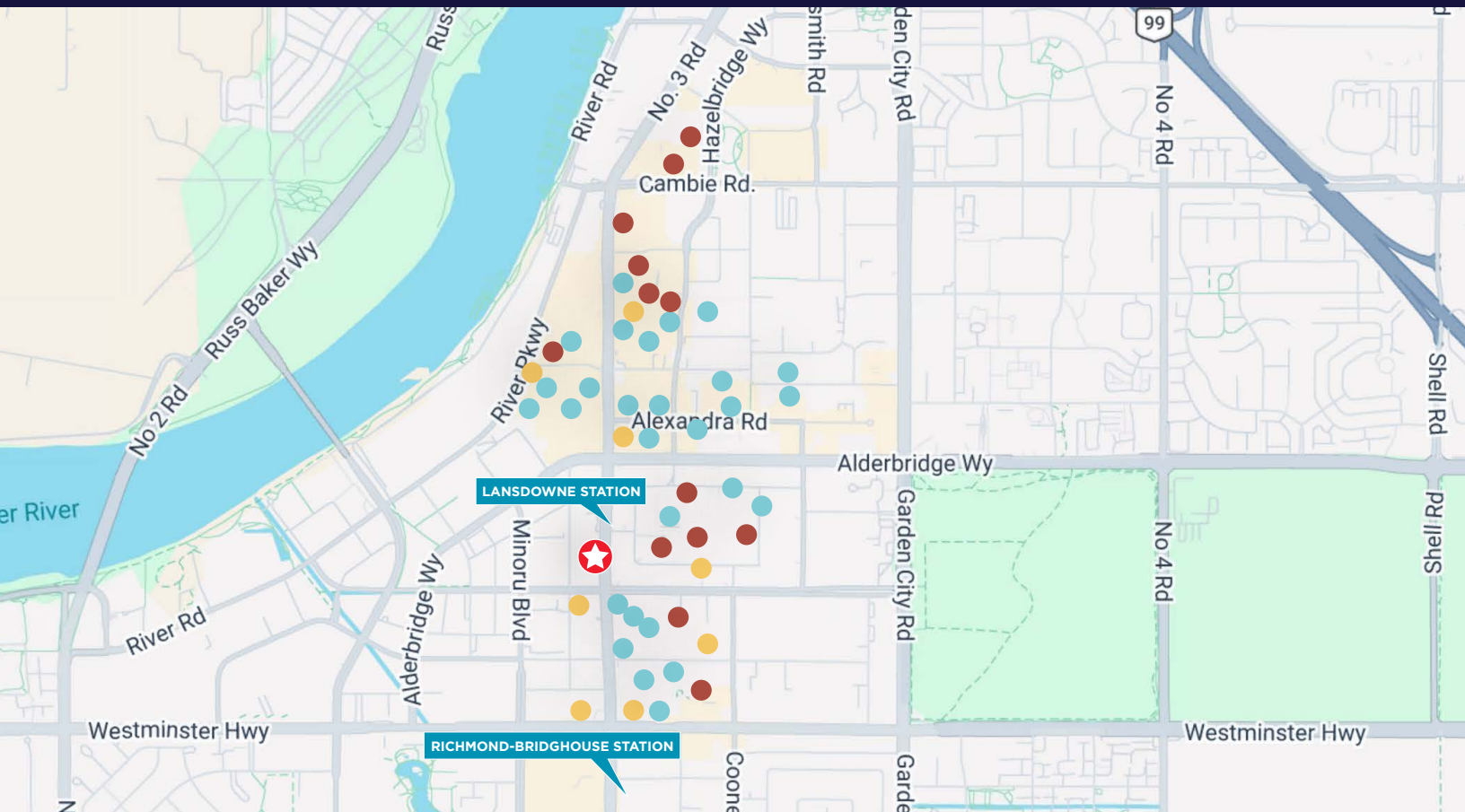
- District energy utility

AMENITIES



LOCATION

5599 No. 3 Road sits at the corner of No. 3 Road and Lansdowne Road in Richmond City Centre, directly across from Lansdowne Canada Line Station and Lansdowne Centre. The Lansdowne precinct is in the middle of a significant redevelopment cycle with several thousand residential units planned or under construction, positioning the immediate blocks as Richmond's emerging downtown core. Vancouver International Airport is roughly five minutes away, downtown Vancouver is a 20 Canada Line ride, and the surrounding area offers extensive retail, dining, banking, and hotel amenity within walking distance.



RESTAURANTS & CAFE

- Afuri Ramen
- Baiyulan
- Baquette Vietnamese Bistro
- Boiling Point
- Chef Tony Seafood
- Chinese Sauerkraut Fish
- Claypot Hot Pot and BBQ
- Cocoru Beer & Chicken
- Earls
- Piping Hot
- Gyu-Kaku Japanese BBQ
- Big Way Hot Pot
- Gyubee Japanese Grill
- HaiDiLao HotPot
- Happy Lamb Hot Pot
- Happy Tree House BBQ
- Icy Bar
- Izumiya Japanese Marketplace
- Koto Izakaya
- Matsuyama
- McDonald's
- Neptune Seafood
- Starbucks
- Sun Sui Wah Seafood
- The Dolar Shop
- White Spot

RETAIL

- Aberdeen Centre
- Dollar Smart
- Empire Centre
- H-mart
- Lansdowne Centre
- Best Buy
- T&T Supermarket
- New 2000 Supermarket
- Parker Place
- Price Smart Foods
- Real Canadian Superstore
- Staples
- Walmart
- Winners

SERVICES

- RBC
- Kwantlen Polytechnic University
- LifeLabs
- Mobil
- Scotiabank
- Service Canada
- TD Canada Trust
- Vancity



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