



## FOR LEASE

SHERATON FOUR POINTS RICHMOND  
**8368 ALEXANDRA ROAD**  
RICHMOND, BC



**EXCELLENT EXPOSURE TO ALDERBRIDGE WAY (PART OF HIGHWAY 91)**  
**RETAIL UNITS FROM 1,300 SF UP TO 2,100 SF**  
**FULLY FIXTURED RESTAURANT FROM 3,000 SF PLUS**

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### OPPORTUNITY

Excellent opportunity to lease a fully built out restaurant and retail units in a busy hotel. The hotel offers excellent exposure to Alderbridge Way—a major commuter thoroughfare. Situated a short walk from No 3 Road in prime Richmond City Centre, the property is in an central location across the street from Kwantlen University and Lansdowne Centre and located nearby to a plethora of new high-rise developments. The property offers abundant surface parking and the opportunity to service tenants of a popular hotel!

### PROPERTY OVERVIEW

Unit size	negotiable
Zoning	CA - Allows for a wide range of retail uses
Basic Rent	\$30.00
Additional Rent	To Be Confirmed
Availability	Immediately

### FEATURES:

- Fully built out restaurant kitchen
- Excellent exposure to Alderbridge Way—a major commuter thoroughfare
- Central location in the Richmond City Centre area
- Popular hotel with good occupancy rates
- Unit size can be discussed with Landlord
- Abundant surface parking



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