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SIEMENS

For Lease

# 7,632 SF Office Unit at Richmond's International Business Park

Unit 160 - 4011 Viking Way, Richmond

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# Opportunity & Location

Opportunity to lease 7,632 SF ground floor office space in Richmond's desirable International Business Park. Situated at the foot of Viking Way at the intersection of Cambie Road, and along the busy Knight Street corridor, this central Crestwood Industrial Area location offers quick and easy access to Knight Street serving Downtown Vancouver and Highways 91/99 providing quick access to the US/CDN Border Crossing, Vancouver International Airport and most major traffic arteries. The Unit provides a mix of open plan with several offices & meeting rooms. Front and rear entry/exit doors are available with parking also available both front and rear of building.

## Lease Information

### Lease Rate

\$14.00 per SF per annum, fully net

### Additional Rent (est. 2021)

\$7.14 per SF per annum (includes HVAC (gas) but hydro is separately metered)

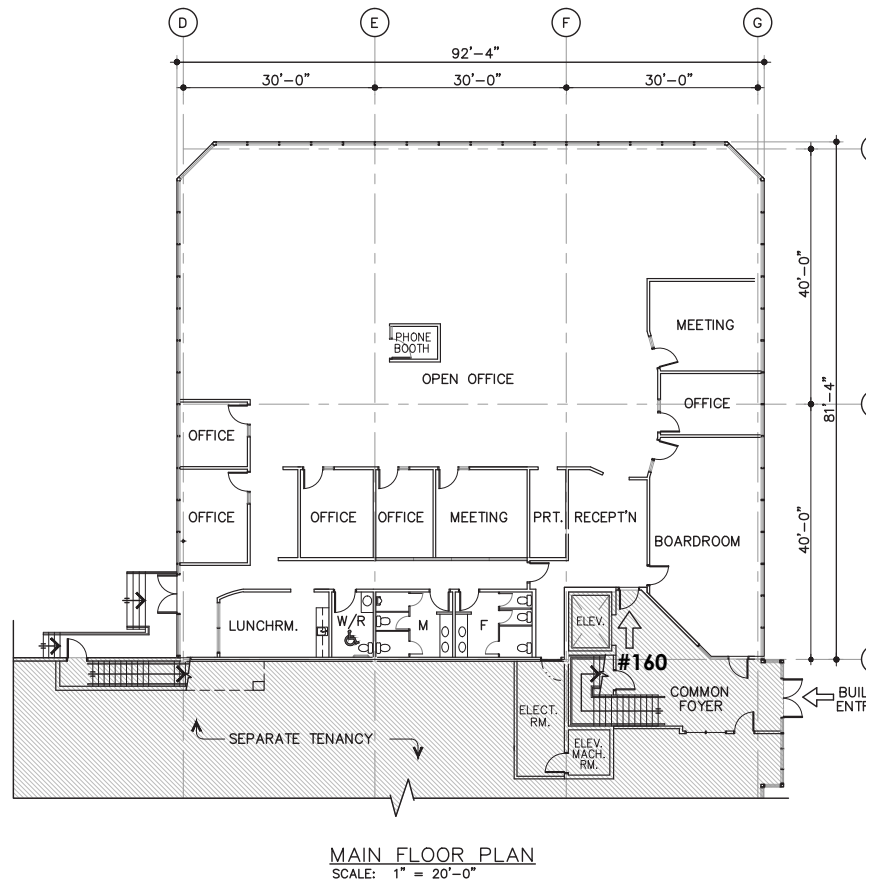
### Availability

Immediate

### Landlord Inducement Package

Contact Listing Agents

## Floor Plan



## Available Area\*

7,632 SF ground floor office area

*\*Areas are approximate and to be verified by the tenant*



[Click Here for Virtual Tour](#)

# Features of IBP

- Concrete tilt-up facility constructed over a period of years from 1990 to 1996
- 22'-26' clear ceiling height
- Three-phase power
- Exceptionally finished interior design and offices
- Prominent signage opportunities
- Ample onsite parking
- Impeccably maintained landscaping
- Bus transit stops located at the property entrance

## Zoning

IB-1 (Industrial Business Park)  
Permits a wide variety of industrial uses including most manufacturing, warehousing, wholesaling, distribution, assembly, hightech and 100% office uses.



Quick access  
to HWY 91/99



Prime Richmond  
location



Impeccable  
landscaping



Bus transit at  
property entrance



# Aerial View

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