



**DORSET
REALTY**
GROUP

215 – 10451 Shellbridge Way, Richmond, BC V6X 2W8
Tel: (604) 270-1711 | general@dorsetrealty.com
www.dorsetrealty.com

FOR LEASE

OFFICE SPACE

PACIFIC BUSINESS CENTRE
5811 Cooney Rd @ Ackroyd Rd,
Richmond, B.C.



For additional information on this opportunity, please contact:

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The information contained herein has been obtained from the owner or from other sources deemed reliable by Dorset Realty Group Canada Ltd. We have no reason to doubt its accuracy although are not able to guarantee it. All information herein contained is subject to change or withdrawal without notice.

Location:

Located at the Southwest corner of Ackroyd Rd and Cooney Rd and in close proximity to banks, restaurants, grocery and numerous other shops and services. Walking distance of 8 to 10 minutes to Lansdowne Mall & Richmond Centre Mall including Canada Line Brighthouse or Lansdowne Stations.

Available Units:

<u>Unit #</u>	<u>Rentable Floor Area</u>	<u>Location - Available Date</u>
N208	2,230 square feet	2 nd Floor Office - Vacant
N302 (*)	2,500 - 3,000 square feet	3 rd Floor Office – July 1 st ,2023
N406/N408	3,707 square feet	4 th Floor Office – December 1 st 2023

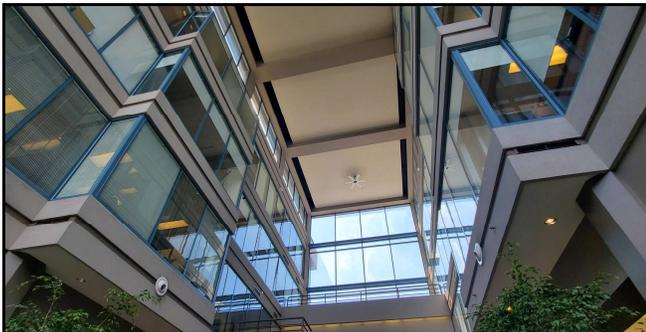
(*) subject to subdivision application with the City of Richmond, subject to final measurement.

Base Rents: Enquire with Listing Agent.

Additional Rent: Estimated at \$16.19 Per Square Foot Per Annum (Year 2023).

Features: 4 storey central atrium Lobby connecting 6 & 4 storey Office towers
Twin elevators per Tower
Quality common area and office unit improvements in place
Visitor & gated parking available

Parking: 1 stall per 500 square foot ratio subject to monthly parking rates + taxes for random or reserved.

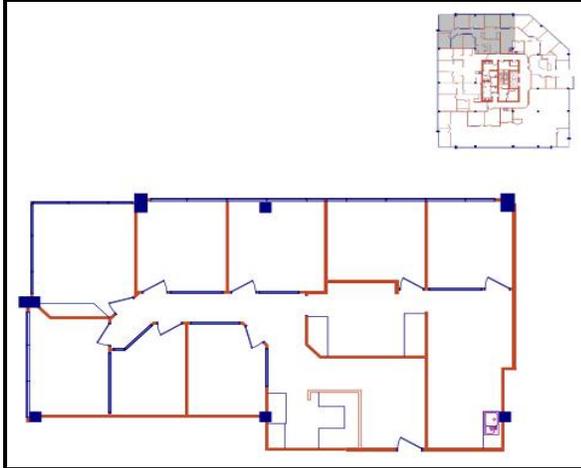


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Floor Plans:

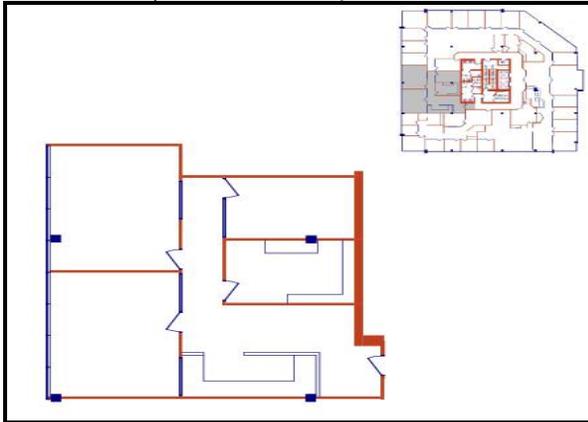
Unit #N208



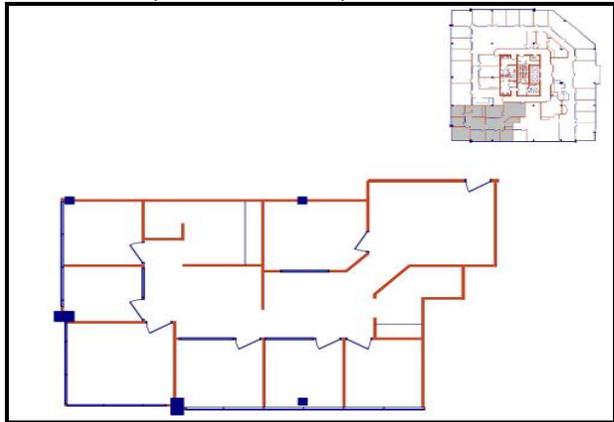
Unit #N302



Unit #N408 (includes #N406)



Unit #N406 (includes #N408)



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