

# FOR LEASE



Unit 2225

**21331 Gordon Way**

Richmond, British Columbia



**2,500 SF OF  
OFFICE SPACE**

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\* Personal Real Estate Corporation



# Opportunity

The Subject property is located on the North side of Gordon Way, between Graybar Road and Fraserwood Place, in the prime Fraserwood industrial area. Fraserwood is situated within the East Cambie neighbourhood of Richmond's southeast sector. Proximity to Highway 91 provides quick connections to Highways 99 and 17 and easy travel via Westminster Highway.

# Building Details



**Zoning:**

IB1 (Industrial Business Park)



**Lease Rate:**

\$13.50 PSF

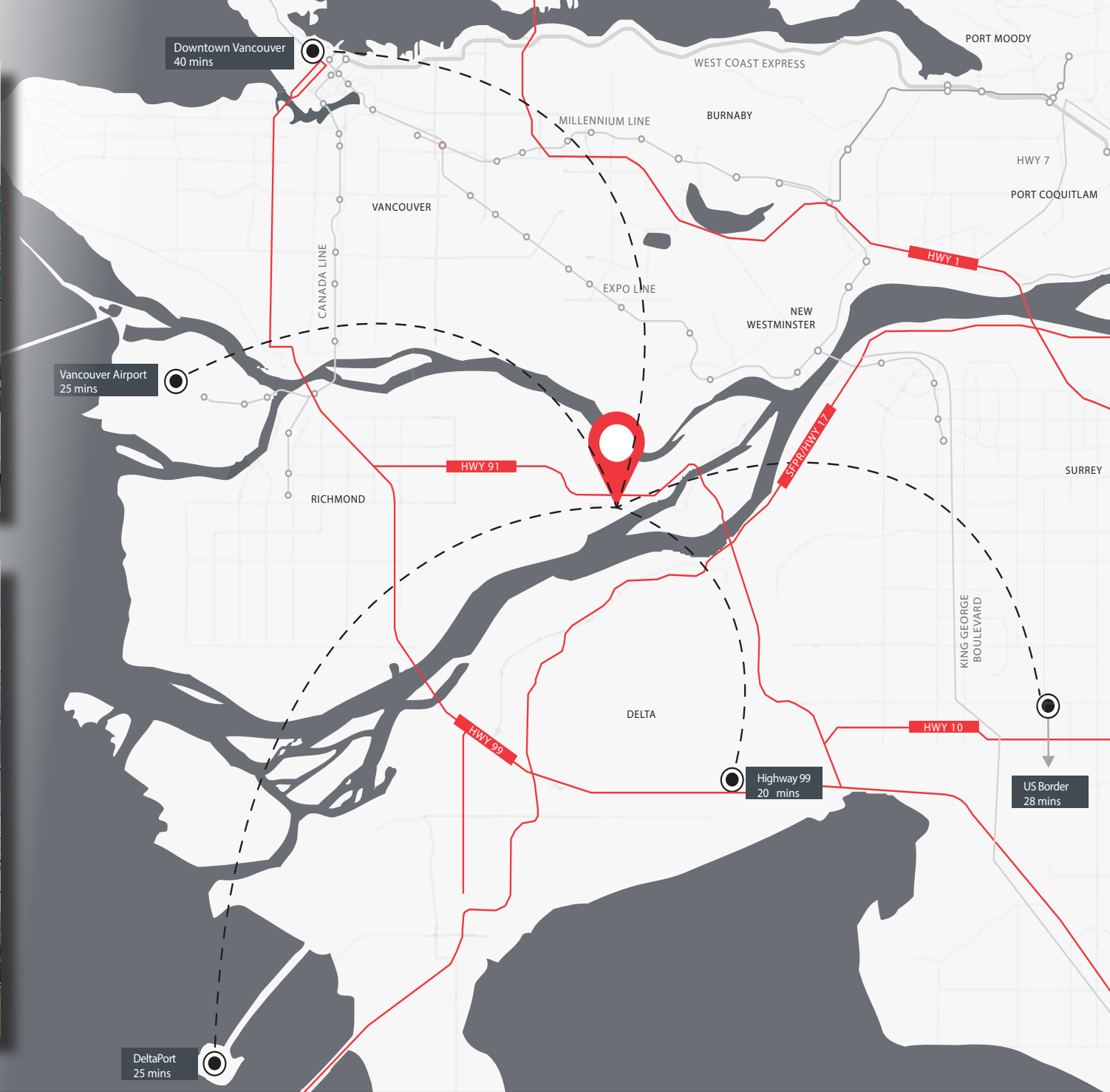
**Additional Rent:**

\$4.95 PSF



**Available:**

Immediately



# Building Features



Professionally Finished  
Office Space



Five (5) Parking Stalls  
Available



Two (2)  
Bathrooms



Kitchenette



Attractive Site  
Landscaping



Ample Glazing



Multiple Offices



Built  
in 1998





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