



For Lease

Jacombs Business Centre

3771 Jacombs Road, Richmond, British Columbia

Unit 160

Size: 3,003 SF
Available: July 1st, 2024

Leased

Unit 520

Size: 2,924 SF
Available: May 15th, 2024

Leased

Unit 320

Size: 3,003 SF
Available: Immediately

Leased

Unit 515

Size: 2,927 SF
Available: November 1st, 2023

Leased

Unit 330

Size: 3,003 SF
Available: December 1st, 2023

Basic Lease Rate

\$22.95 PSF

Additional Rent

\$6.46 + 5% management fee

Zoning

IB1 (Industrial Business Park)

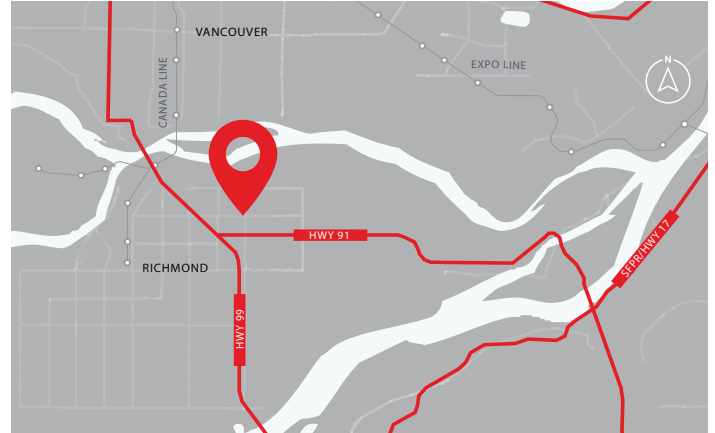
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Building

Industrial/office unit with dock loading in Jacombs Business Centre, a modern flex industrial-office facility constructed of tilt-up concrete and steel-engineered structure.

Location Highlights

Jacombs Business Centre is centrally located within the heart of Richmond's Crestwood area, and provides companies with immediate access to public transit and major transportation routes such as Knight Street, Highway 91, Highway 99 and Oak Street. The subject property is located across the street from IKEA, providing exposure to many passersby.

Building Features

- * Concrete Tilt Up Construction
- * Finished Offices
- * Gas Fired Unit Heaters
- * HVAC
- * Sprinklered
- * One (1) Dock Loading
- * Warehouse Ceiling Height: 22'

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