

FOR LEASE

**5751**

Units 140 & 150

# Cedarbridge Way

**RICHMOND**, British Columbia

Two Industrial/Office Units Available  
in Richmond City Centre



**Jonathan Jassebi\***  
Vice President  
+1 778 883 8667  
[jonathan.jassebi@jll.com](mailto:jonathan.jassebi@jll.com)

**Casey Bell\***  
Executive Vice President  
+1 604 340 3173  
[casey.bell@jll.com](mailto:casey.bell@jll.com)

**Jeshin Toor**  
Transaction Analyst, Licensed  
+1 604 360 6593  
[jeshin.toor@jll.com](mailto:jeshin.toor@jll.com)

*\*Personal Real Estate Corporation*



LOCATION

The subject property is situated at 5751 Cedarbridge Way in Richmond. An exceptional location that combines prime accessibility and a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for seamless connectivity throughout the region. With easy access to Highway 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach.



ASKING LEASE RATE

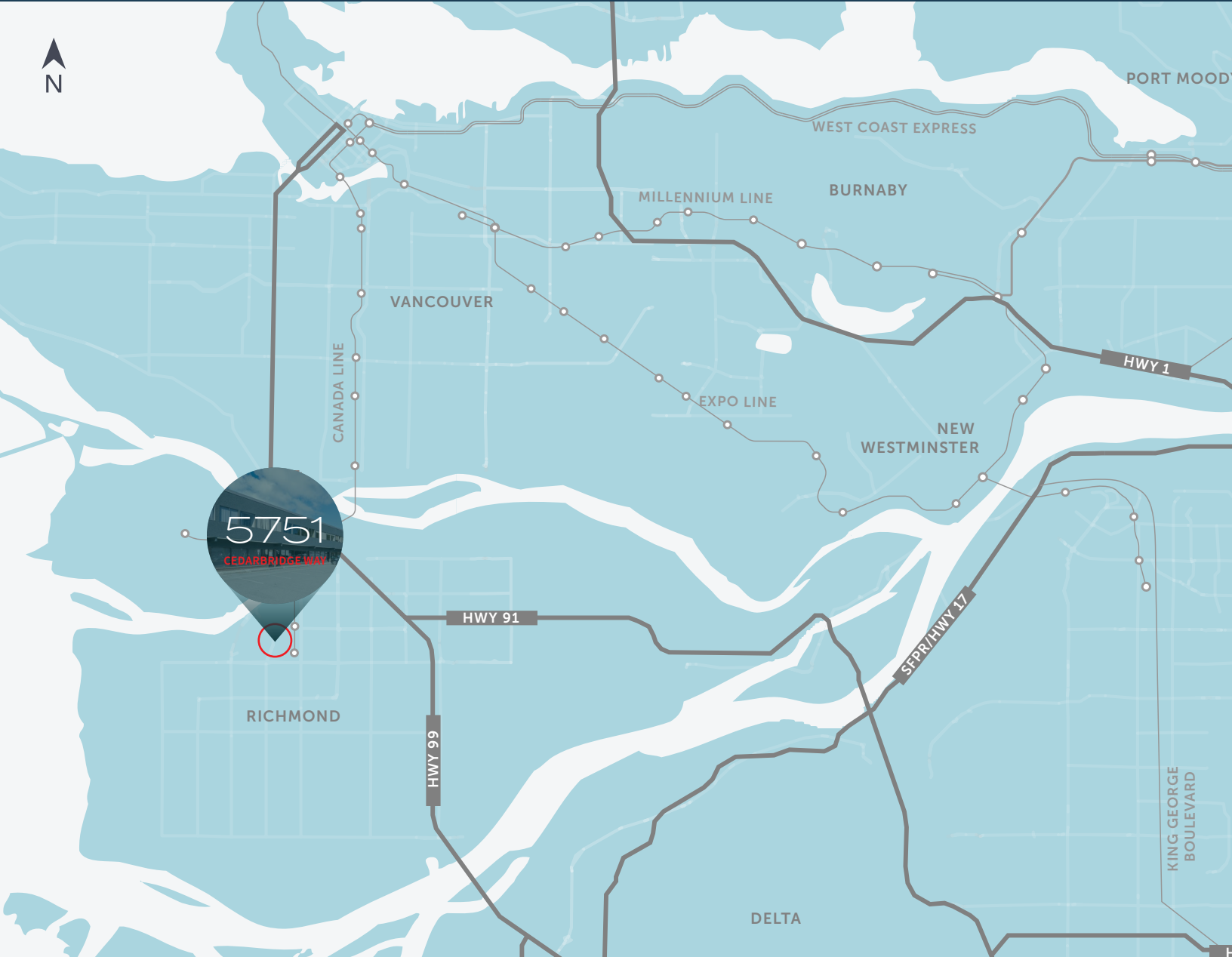
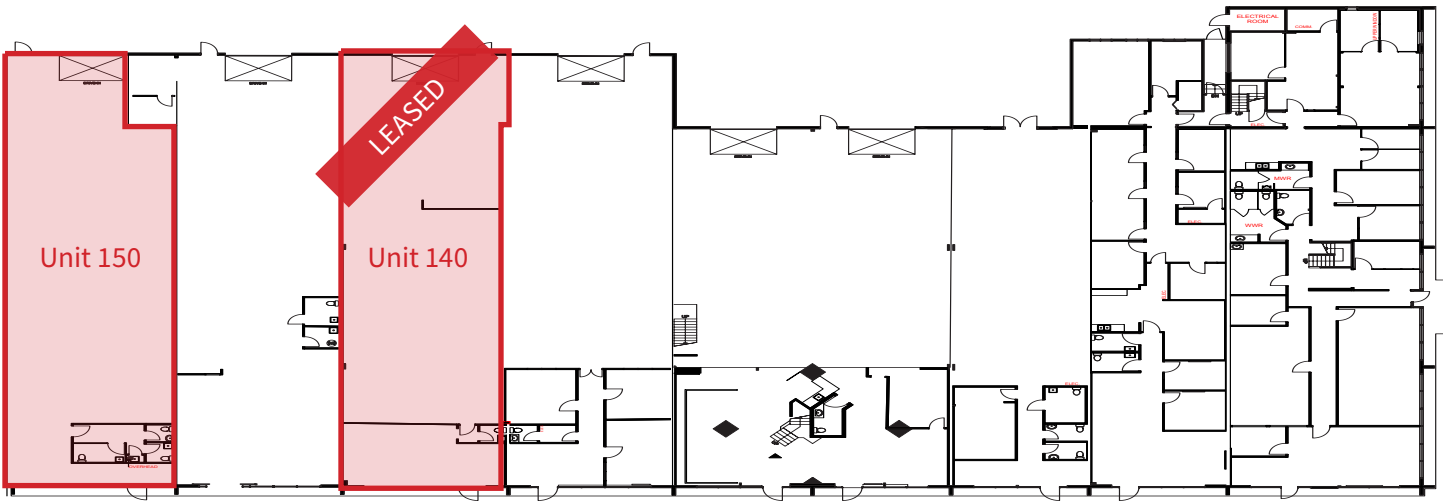
\$21.00 PSF Net



ADDITIONAL RENT

\$10.13 PSF  
Management fee: 5% of basic rent

SITE PLAN



Unit 140	3,563 SF	LEASED
Unit 150	3,492 SF	
Available	Immediately	
Zoning	IR1 - Industrial Retail Provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses.	



PROPERTY HIGHLIGHTS

- ▶ Well situated in a rapidly developing area of Richmond with many new and proposed mixed-use projects in the surrounding area
- ▶ All-directional access and egress from Cedarbridge Way
- ▶ New grade loading doors
- ▶ Ample surface parking





FOR LEASE

Units 140 & 150

**5751**

# Cedarbridge Way

**RICHMOND**, British Columbia



SCAN TO VIEW  
TEAM LISTINGS



**Jonathan Jassebi\***  
Vice President  
+1 778 883 8667  
jonathan.jassebi@jll.com

**Casey Bell\***  
Executive Vice President  
+1 604 340 3173  
casey.bell@jll.com

**Jeshin Toor**  
Transaction Analyst, Licensed  
+1 604 360 6593  
jeshin.toor@jll.com