

FOR SUBLEASE



**13480  
CRESTWOOD PLACE**

RICHMOND, BC



1,556 SF to 12,090 SF private and open office areas available



**OPPORTUNITY**

Up to 12,090 SF flex office space benefits from over 587 ft. of frontage facing Knight Street, one of the busiest roads connecting Richmond and Vancouver. The office space is complemented by ample glazing throughout the building and provides a modern corporate appeal.

**BUILDING SPECIFICATIONS**

**OFFICE**

- Mix of private offices and open office space
- Floor to ceiling glazing allowing ample natural light
- 587 ft. of frontage on Knight Street
- Upgraded with exterior LED fixtures, new exterior paintwork, new roof
- High quality corporate setting
- HVAC



**HIGHLIGHTS**

**SITE SIZE**  
5.43 acres

**AVAILABLE**  
60 days

**TERM**  
Sublease to April, 2030

**ZONING**  
IB1 (Industrial Business Park)  
Allowing a wide range of general and industrial office uses.

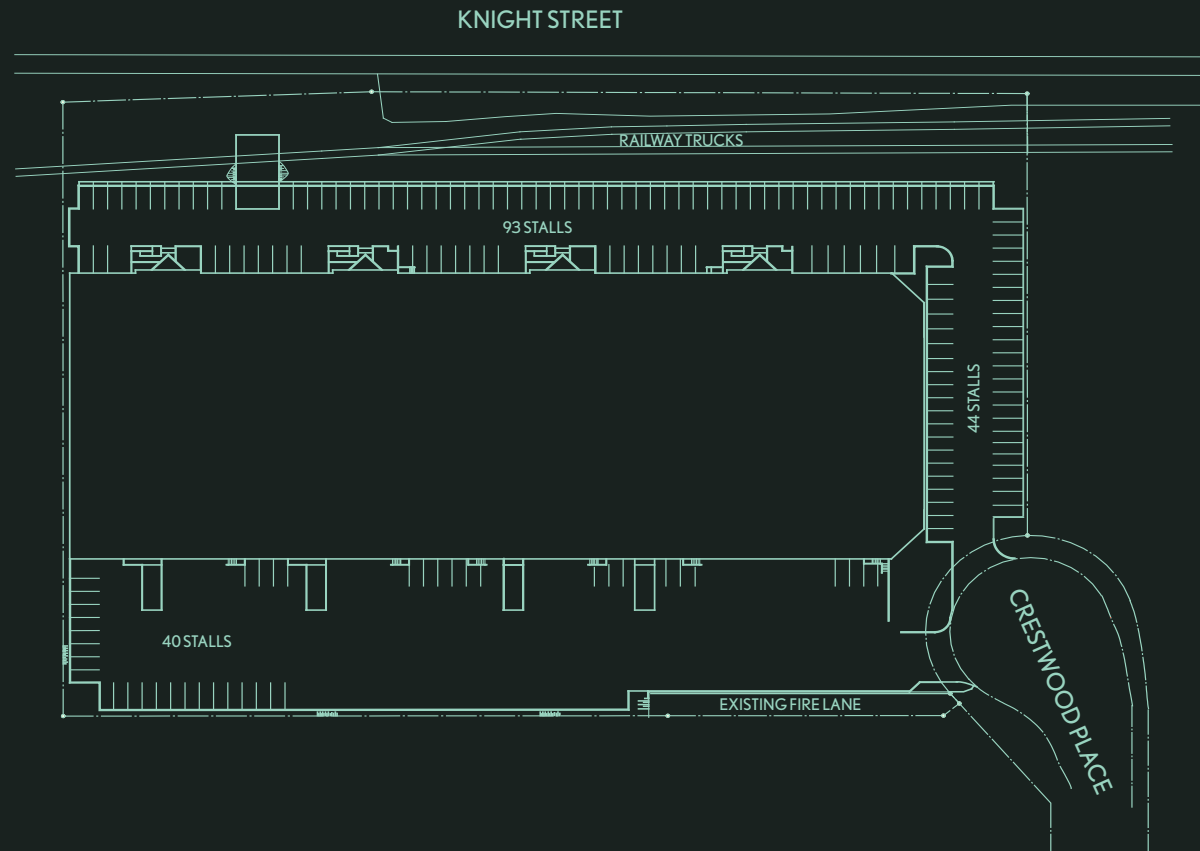
**BASIC RENT**  
\$14.00 PSF

**OPERATING COSTS**  
\$5.77 PSF (2025)  
+ management fee



FLOORPLANS

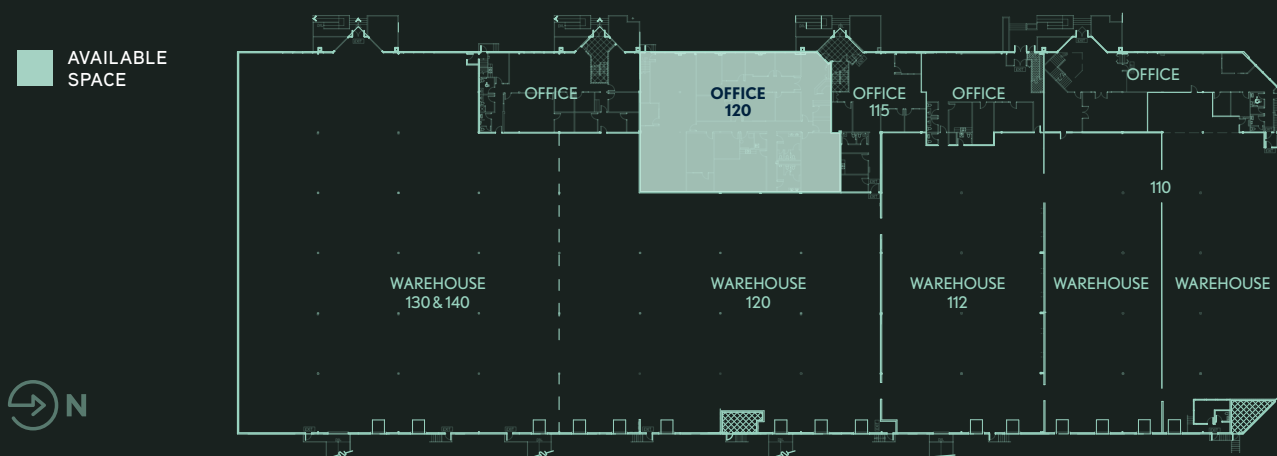
SITE PLAN



SECOND FLOOR OFFICE



GROUND FLOOR OFFICE/WAREHOUSE



AVAILABILITY FROM 1,556 SF TO 12,090 SF

	Unit	Office (SF)	Warehouse (SF)	Grossed Up Total (SF)
LEASED	110	4,016	18,310	22,391
LEASED	212	4,630	-	4,643
				<b>27,034</b>
LEASED	112	2,384	12,035	14,419
LEASED	210	2,411	-	2,411
				<b>16,830</b>
LEASED	115	2,377	14,220	16,744
	120	6,819	-	6,839
	215	1,552	-	1,556
	225	3,683	-	3,694
				<b>12,090</b>
LEASED	130	3,320	12,000	15,364
LEASED	140	-	22,896	22,962
LEASED	230	3,336	-	3,346
				<b>41,672</b>
	Sprinkler	-	150	GU
	Electrical	-	180	0.29%





**IMMEDIATE**  
Access to Highways  
91 and 99



**12 MIN**  
Richmond Centre



**22 MIN**  
Deltaport container  
terminal



**13 MIN**  
YVR Vancouver International  
Airport / UPS Air Freight



**25 MIN**  
Canada / US border



**30 MIN**  
Downtown Vancouver





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