



 **JLL** SEE A BRIGHTER WAY

For lease

#120 - 11100 River Road
Richmond, BC

4,322 SF ground floor only
space available

Location

The subject property is located in the prestigious Crestwood area in North Richmond between Shell Road to the west and No. 5 road to the east offering easy access to Bridgeport Road. This location offers proximity to the Knight Street Bridge, Highway 99 and Highway 91.

Building Features

- ✓ Prime location
- ✓ Air-conditioned offices
- ✓ Concrete block construction
- ✓ Two (2) washrooms

	AVAILABLE AREA
	Ground floor office: 775 sf
	Warehouse: 3,547 sf
	Total: 4,322 sf
	LOADING
	1 grade
	AVAILABLE
	Immediately
	LEASE RATE
	\$16.95 psf
	ZONING
	IB1
	
	ADDITIONAL RENT
	\$6.25 psf



Casey Bell*

Executive Vice President

casey.bell@jll.com

+1 604 340 3173

*Personal Real Estate Corporation

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.