



SEE A BRIGHTER WAY

For lease

Unit 110 - 2800 Viking Way
Richmond, BC

16,822 SF of ground floor space
with 4 dock loading doors and
exposure to Viking Way

Opportunity

The subject property is located in North Richmond, one block east of the Knight Street Bridge on Viking Way, north of Bridgeport Road. The unit offers exceptional exposure on Viking Way and provides excellent access to downtown Vancouver, YVR, and Highways 91 and 99.

Property Details

	AVAILABLE AREA Warehouse 12,202 sf Office 4,620 sf Total 16,822 sf		IMPROVEMENTS Improved office and showroom space with excellent natural light
	AVAILABLE March 1, 2027		LEASE RATE \$14.95 psf (net)
	ZONING IL - Light Industrial		ADDITIONAL RENT (2026) \$6.50 psf (estimate)

Building Features

- ✓ 16'-17.5' clear ceiling height
- ✓ Four (4) dock level loading doors
- ✓ Three (3) phase power
- ✓ Fully air-conditioned office areas
- ✓ Gas-forced warehouse heaters
- ✓ Concrete tilt-up construction





For lease

Unit 110 - 2800 Viking Way
Richmond, BC



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



Stefan Morissette*
Senior Vice President
+1 604 657 0801
stefan.morissette@jll.com

jll.ca

Copyright© Jones Lang LaSalle IP, Inc. 2026

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., license # 5674-7835-01. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. *Personal Real Estate Corporation