



# *Office for Lease* AIRPORT EXECUTIVE PARK

RICHMOND, BRITISH COLUMBIA

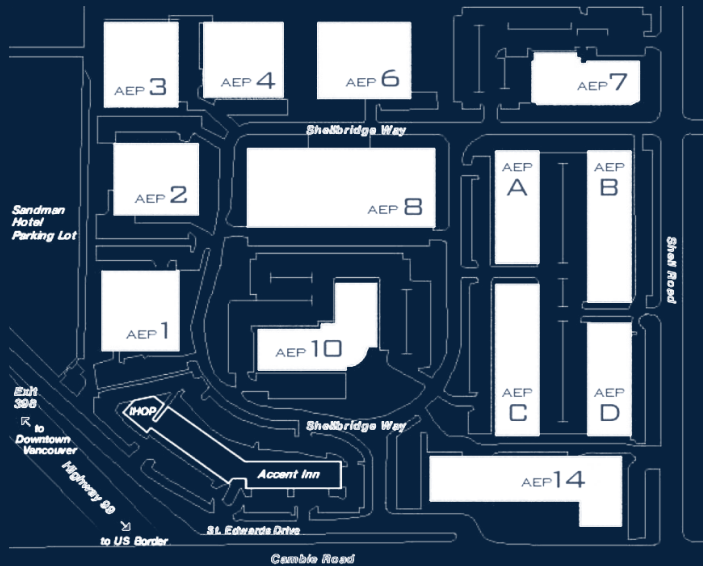
Discover work/life harmony at our business park of campus-style offices on an award-winning 35 acre sustainable greenspace.



VERSATILE OFFICE

Pure office campus of 13 buildings accommodating tenants ranging from 500 sq. ft. to over 100,000 sq. ft.

This dynamic office campus is strategically located in a thriving business district, offering convenient access to major transportation routes and high population centers. With modern amenities, ample parking, and beautiful landscaped surroundings, it provides an ideal working environment for companies of all sizes.



THE OPPORTUNITY

Airport Executive Park (“AEP”) provides a campus atmosphere set within a mature, award-winning 35 acre park offering approximately 700,000 sq. ft. of office space, 1,500 sq. ft. restaurant and a 4,500 sq. ft. daycare facility.

The majority of buildings are situated on Shellbridge Way, which circles through AEP, with generous landscaped areas separating the buildings providing serene external spaces. Other benefits include:

- Pure office campus of 13 buildings accommodating tenants ranging from 500 sq. ft. to over 100,000 sq. ft.
- A complete inventory in excess of 700,000 sq. ft. providing future expansion opportunities for tenants located in AEP.
- Buildings linked by pedestrian walkways around Shellbridge Way and the perimeter of AEP.
- On-site cafe/restaurant, daycare and conference facilities.



# PROPERTY HIGHLIGHTS

- Private shuttle bus service linking AEP with the Bridgeport Skytrain Station.
- Direct access to Highway 99 and Highway 91 (via Shell Road).
- Set amidst beautiful landscaping in a park like setting.
- Outdoor picnic and barbeque areas perimeter walking / fitness trail.
- On-site management office and security after hours and on weekends.
- Over 2,100 parking stalls servicing the 13 buildings plus free street parking on Shellbridge Way and Shell Road.
- Changing rooms with shower facilities in Buildings 6, 7 and 10.
- 10 minute drive to Richmond Centre Mall (largest mall in Richmond with 250 stores and the 10th busiest mall in Canada).
- 10 minute drive to McArthurGlen Designer Outlet Mall (over 60 retailers and 240,000 square feet).

## SUSTAINABILITY

AEP’s campus of 13 buildings utilizes many sustainability features providing efficiency, function and cost savings to its occupants.





# LOCATION HIGHLIGHTS

AEP is situated in North Richmond, just south of the southern terminus of the Oak Street Bridge. The Park is easily accessed via all modes of transportation and its North Richmond location allows it to distance itself from the congestion issues often associated with downtown Richmond.



Easy access to Highway 99 and Highway 91



Bus stops are located on the perimeter of AEP



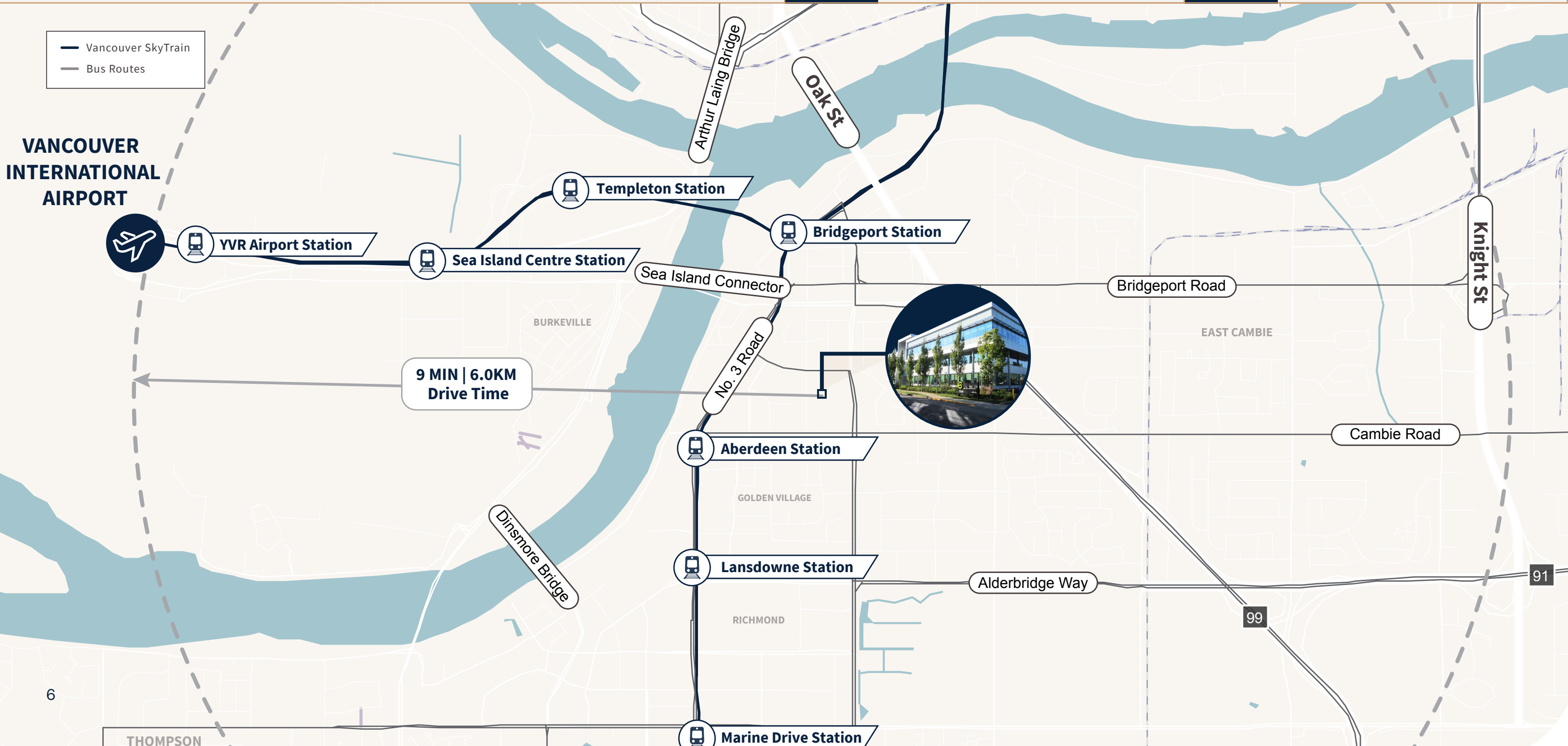
Canada Line's Aberdeen and Bridgeport Stations are within a short distance



Excellent accessibility to the Skytrain / Seabus infrastructure



Rapid transit access to Downtown Vancouver, Vancouver International Airport, and downtown Richmond





# AMENITIES

## CRÈME DE LA CRUMB CAFÉ

The Crème De La Crumb Café is located in Building 8, open for both breakfast and lunch, as well as providing catering services for your office meeting needs.

## KIDS & COMPANY

Kids & Company is located at Building D, Suite 200 – 3851 Shell Road. They provide reliable, corporate child care that accommodates their clients' specific needs through services such as:

- Full-time and part-time child care
- Back-up care in case your caregiver is sick or school is cancelled
- Webcams to view your child throughout the day

## CLUB16 TREVOR LINDEN FITNESS

Club16 offers a variety of amenities to every member including superior locker rooms, personal trainers, group fitness classes and more!

17 convenient locations including Richmond right in Airport Executive Park. No contracts, state of the art equipment, elite benefits (including tanning and hydromassage) plus access to She's FIT.

## CONFERENCE FACILITIES

AEP has a conference facility located in Building 1 for tenants exclusive use that accommodates up to 50 people. Amenities include teleconference phone, internet access, data projector with screen and bar fridge. The room is available on a pre-book, no charge basis, from Monday–Friday between 8:00 AM – 4:30 PM.

## CANADA LINE CONNECTION

AEP Shuttle Service runs on weekdays from the Bridgeport Canada Line Station to and from AEP. This service operates every 10 minutes from 6:30 a.m. to 9:00 a.m. and from 3:30 p.m. to 6:00 p.m.

## PUBLIC TRANSIT

Bus stops are located adjacent to AEP on both sides of Cambie Road. Bus #410 runs between Aberdeen Skytrain and New Westminster Skytrain every 10 minutes and bus #405 runs between Horseshoe Way and Knight Street (at Marine) every 30 minutes.

## SECURITY

AEP is currently patrolled by on-site security Monday – Friday (3:30 p.m. – 7:30 a.m.) and 24 hours on weekends and statutory holidays.

In addition, each of the multi-tenanted buildings is secured by an electronic card access system which requires the use of a card to access the building after normal business hours.







# AIRPORT EXECUTIVE PARK

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## For Leasing Information Contact:

**Mark Chambers\***

Executive Vice President  
+1 604 998 6005  
[mark.chambers@jll.com](mailto:mark.chambers@jll.com)

**Paris Lavan**

Vice President  
+1 604 998 6028  
[paris.lavan@jll.com](mailto:paris.lavan@jll.com)

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