

For Lease

Knightsbridge Business Park
3011 & 3031 Viking Way
Richmond, BC

PROFESSIONAL OFFICE SPACE FOR LEASE

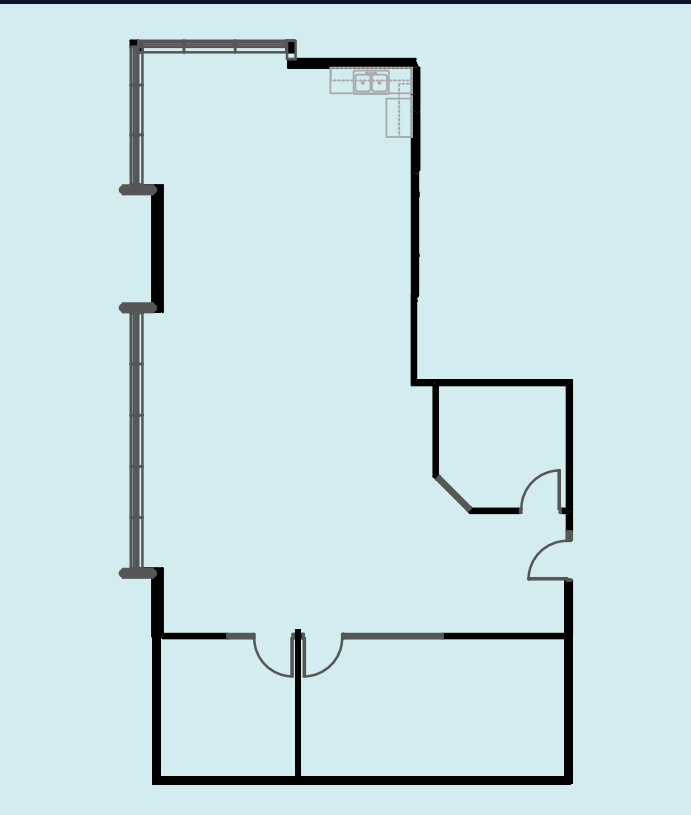
Well positioned amongst Richmond’s most popular high-tech and engineering companies in the Crestwood area, both buildings are easily accessible via car or transit on major traffic arteries such as Knight Street and Highways 91 and 99. Knightsbridge Business Park consists of 2 office buildings and 5 industrial buildings situated on a total of 15.7 acres. There are 108 parking stalls for the office buildings which provide ample parking for tenants and guests. Mixed-use zoning allows for a variety of uses. Amenities include: on site EV charging stations, bike racks, and cafés (Boy With a Knife Grill and Red Garden Café).

SALIENT DETAILS

Asking Rate	Additional Rent	Parking
\$14.95 psf/pa	\$15.71 (2025)	1 stall per 360 s.f. leased

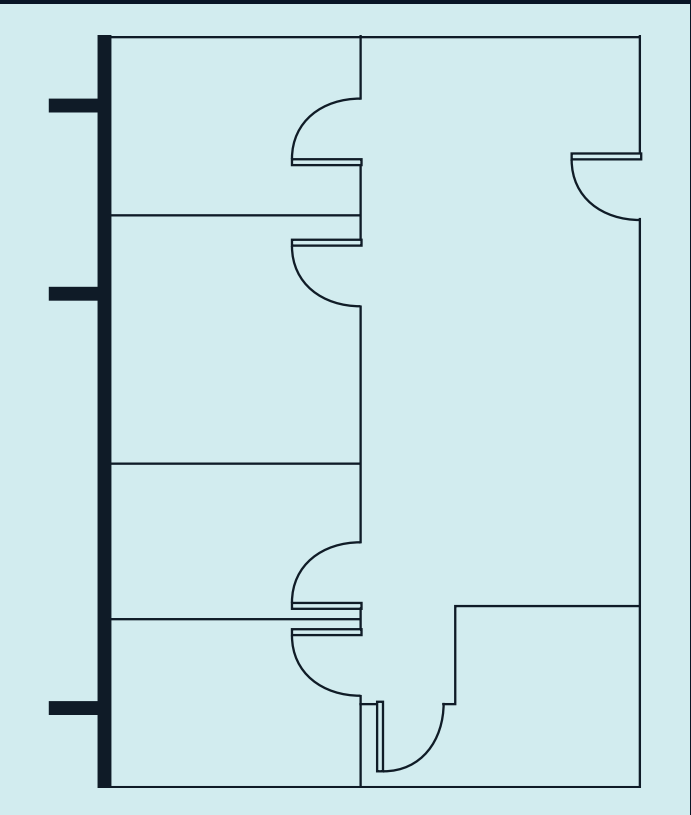
3011 VIKING WAY

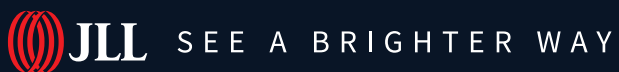
Suite	240
Size	1,861 s.f.
Availability	Immediately
Comments	Spacious suite including a kitchenette with sink.



3031 VIKING WAY

Suite	106
Size	1,100 s.f.
Availability	Immediately
Comments	Spacious suite including 4 private offices and 1 meeting room.





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