

JLL SEE A BRIGHTER WAY

For Lease

Knightsbridge Business Park
3011 & 3031 Viking Way
1,861 s.f. - 13,183 s.f.

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).

All available spaces are currently undergoing comprehensive improvements to building standard specifications, including installation of new carpet tiles, energy-efficient LED lighting systems, contemporary roller blinds, and fresh interior paint throughout. These enhancements ensure move-in ready conditions that meet modern workplace standards.

SALIENT DETAILS

ASKING RATE
$14.95 psf/pa

ADDITIONAL RENT
$15.56 psf/pa (2026)

PARKING
1 stall per 360 s.f. leased





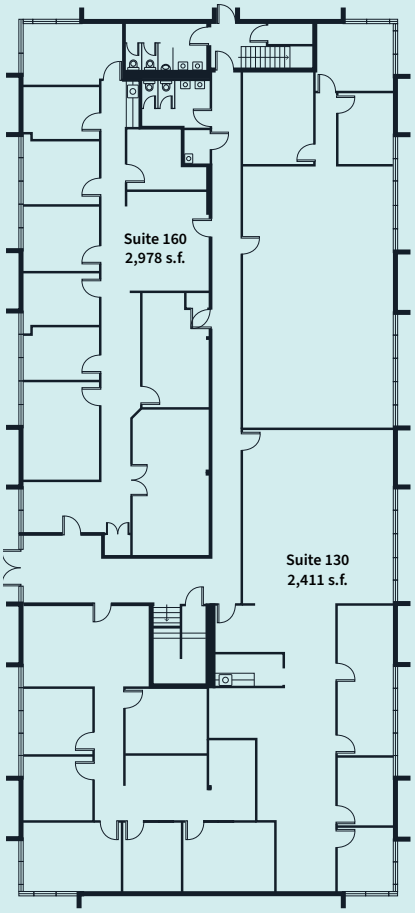




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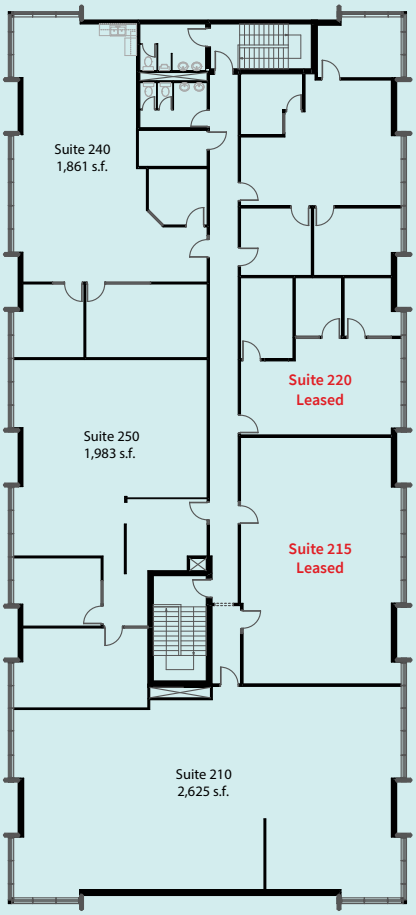
3011 VIKING WAY - AVAILABLE SUITES

SUITE	SIZE	AVAILABILITY	COMMENTS
130	2,411 s.f.	Immediately	Corner suite with nine private offices and open workspace offering excellent natural light from two exposures.
160	2,978 s.f.	Immediately	Expansive multi-room suite featuring numerous four private offices, open work area and kitchenette with abundant natural light.
210	2,625 s.f.	Immediately	Excellent corner unit with windows on three sides and an open plan layout with a kitchen.
240	1,861 s.f.	Immediately	Spacious suite including a kitchenette with sink. Click here for a virtual tour.
250	1,983 s.f.	Immediately	Reception area, one boardroom, one private office, and open work area.









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