

JLL SEE A BRIGHTER WAY

For Lease

12033 Riverside Way
Richmond, British Columbia

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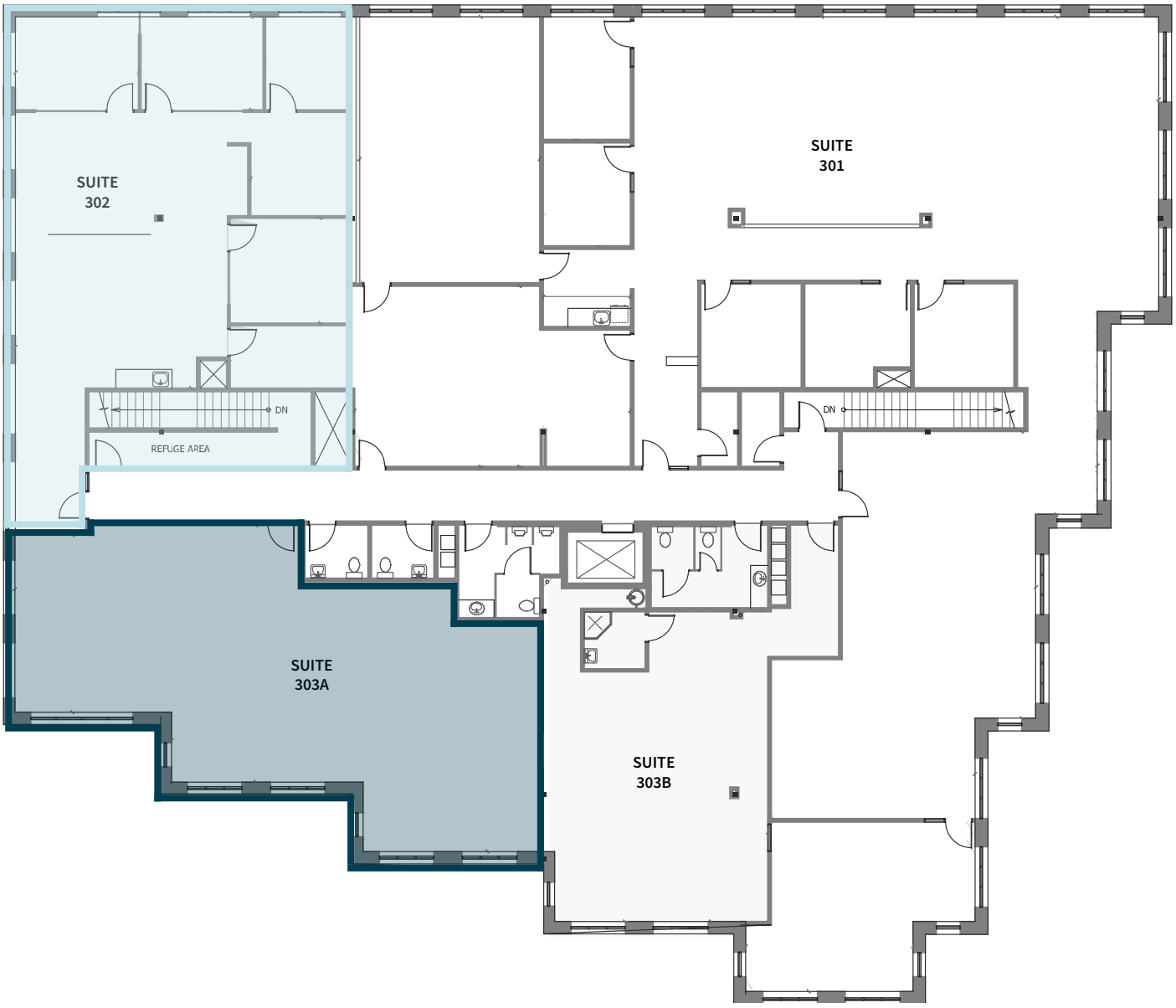
Located in South Richmond near the intersection of Steveston Hwy and No 5. Road, the building is within walking distance of an abundance of retail amenities including; McDonalds, Starbucks, London Drugs, Boston Pizza and Canadian Tire.

This 'A' class office building was constructed in 2008, with modern HVAC, windows and lighting systems providing tenants with flexible options in a well maintained premises.

- **Abundance of retail amenities nearby**
- **Free parking**
- **High quality building management and maintenance**
- **Access to public transit**

SUITE	SIZE	AVAILABILITY	COMMENTS
302	2,105 s.f.	Immediately	Space is improved with 3 offices, meeting room, kitchenette and open area. Can be combined with suite 303A for 3,960 s.f. contiguous space.
303A	1,855 s.f.	Immediately	Primarily open plan awaiting tenant improvements. Can be combined with suite 302 for 3,960 s.f. contiguous space.



Suite 302: 2,105 s.f.
Suite 303A: 1,855 s.f.
Total: 3,960 s.f.

Net Rate: Please contact listing agent

Additional Rent (2026): $12.16 *(excludes janitorial)*





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Mark Chambers*
Executive Vice President
mark.chambers@jll.com
+1 604 998 6005

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