

**FOR
SALE/
LEASE**



415 - 5599 No. 3 Road, Richmond

**AAA Strata Office for Sale or Lease at Lansdowne
SkyTrain Station**

WILLIAM | WRIGHT



THE OFFERING

504 SF Strata Office Unit at The Offices at Luxe

An opportunity to acquire or lease Unit 415 at 5599 No. 3 Road, a 504 SF strata office unit on the fourth floor of The Offices at Luxe in Richmond City Centre. The unit is in base building condition with near floor to ceiling glazing along the east elevation, delivering strong natural light and an efficient floor plate that suits an open plan layout or a build out of private offices. The Offices at Luxe is a LEED Gold designed AAA tower developed by Townline and Canderel, forming the office component of a master planned mixed use community that also includes residential towers and street level retail. Building amenities include a double height lobby, shared boardrooms, common washrooms on every floor, a creative lounge, an outdoor communal patio, secure underground parking with EV ready stalls, and end of trip facilities with showers, lockers, and change rooms. The unit suits professional services, medical and allied health, and small to mid size corporate users looking to own or occupy in Richmond’s new downtown core.



SHARED BOARDROOMS, CREATIVE LOUNGE, AND END OF TRIP FACILITIES



FLOOR TO CEILING GLAZING WITH ABUNDANT NATURAL LIGHT



DIRECTLY ACROSS FROM LANSDOWNE SKYTRAIN STATION



SECURE UNDERGROUND PARKING WITH EV READY STALLS



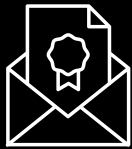
BOARDROOMS



LUXE CREATIVE LOUNGE



COMMUNAL BBQ & LOUNGE



AAA LEED GOLD TOWER BY



TOWNLINE



Canderel



LOBBY

415 - 5599 NO 3 ROAD, RICHMOND

Salient Facts

SIZE
± 504 SQFT

ZONING
ZMU38 - HIGH DENSITY MIXED USE

PID
032-648-910

LEGAL DESCRIPTION
STRATA LOT 11 SECTION 5 BLOCK 4 NORTH RANGE
6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN
EPS11701 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT
OF THE STRATA LOT AS SHOWN ON FORM V

LEASE DETAILS

BASIC RENT
\$35/FT

ADDITIONAL RENT
\$17/FT

MONTHLY RENT
\$2,184 + GST

SALE DETAILS

PRICE
\$480,074



High Density Mixed Use (ZMU38): Lansdowne Village (City Centre)



Purpose

The zone provides for a broad range of commercial, office, service, institutional, entertainment and residential uses typical of the City Centre. Additional density is provided to achieve City objectives related to the development of affordable housing units, office uses and community amenity space.

Primary Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and
- distillery

- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

Secondary Uses

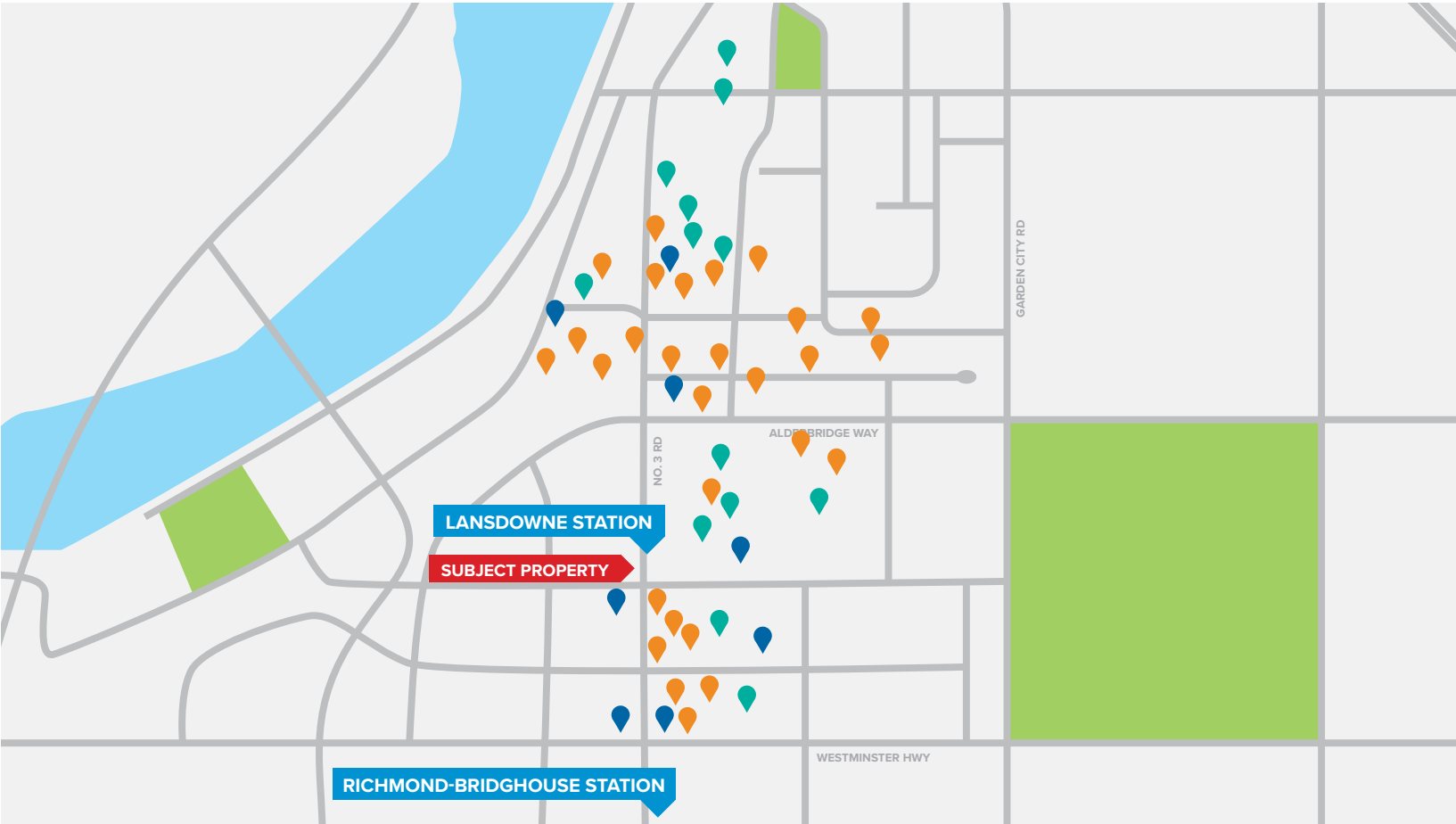
- boarding and lodging
- home business
- home-based business

Additional Uses

- district energy utility

Steps Away from Lansdowne SkyTrain Station

5599 No. 3 Road sits at the corner of No. 3 Road and Lansdowne Road in Richmond City Centre, directly across from Lansdowne Canada Line Station and Lansdowne Centre. The Lansdowne precinct is in the middle of a significant redevelopment cycle with several thousand residential units planned or under construction, positioning the immediate blocks as Richmond’s emerging downtown core. Vancouver International Airport is roughly five minutes away, downtown Vancouver is a 20 Canada Line ride, and the surrounding area offers extensive retail, dining, banking, and hotel amenity within walking distance.



Restaurants & Cafes

- Afuri Ramen
- Baiyulan
- Baquette Vietnamese Bistro
- Boiling Point
- Chef Tony Seafood
- Chinese Sauerkraut Fish
- Claypot Hot Pot and BBQ
- Cocoru Beer & Chicken
- Earls
- Piping Hot
- Gyu-Kaku Japanese BBQ
- Big Way Hot Pot
- Gyubee Japanese Grill
- HaiDiLao HotPot

- Happy Lamb Hot Pot
- Happy Tree House BBQ
- Icy Bar
- Izumiya Japanese Marketplace
- Koto Izakaya
- Matsuyama
- McDonald's
- Neptune Seafood
- Starbucks
- Sun Sui Wah Seafood
- The Dolar Shop
- White Spot

Retail

- Aberdeen Centre
- Dollar Smart
- Empire Centre
- H-mart
- Lansdowne Centre
- Best Buy
- T&T Supermarket
- New 2000 Supermarket
- Parker Place
- Price Smart Foods
- Real Canadian Superstore
- Staples
- Walmart
- Winners

Services

- RBC
- Kwantlen Polytechnic University
- LifeLabs
- Mobil
- Scotiabank
- Service Canada
- TD Canada Trust
- Vancity



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