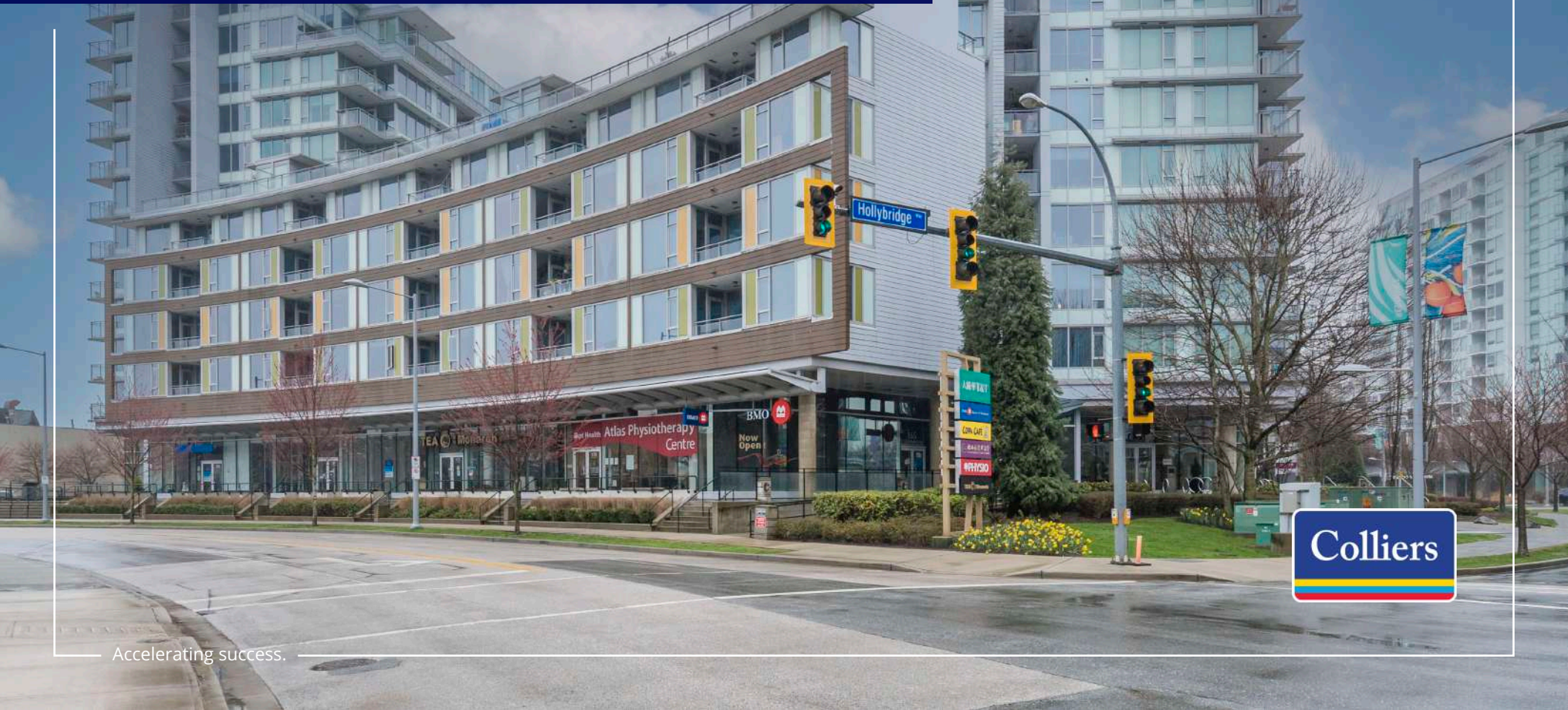


FOR LEASE

Ground Floor Prime Retail Space Located in **Oval Village** in Richmond

6971 Elmbridge Way, Richmond, BC



Colliers

Accelerating success.

Property Overview

Opportunity to lease up to 3,199 SF of space ideally located steps away from the Fraser River, in the Oval Village neighbourhood of Richmond. Excellent access to transit, shops, parks and restaurants.

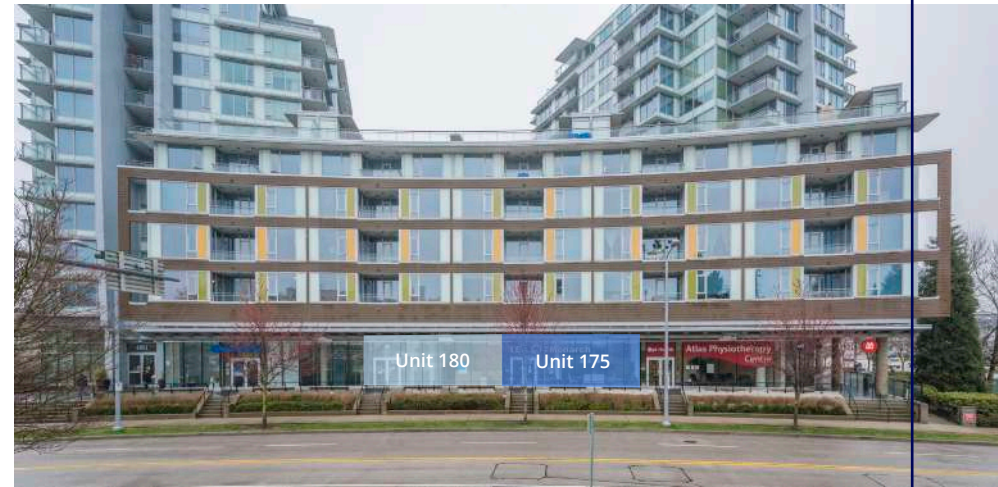
Location

Situated on the northwest corner of Elmburn way and Hollyburn Way in Richdmond's vibrant Oval Village neighbourhood. 6971 Elmburn Way offers convenient access to a wide range of nearby amenities, including restaurants, cafes, shops and public transportation. The Canada Line's Lansdowne Station is located within walking distance to the building.

The building also provides direct access to major routes such as Westminster Highway, No. 2 Road, and Gilbert Road, ensuring quick connections to YVR Airport and the rest of Metro Vancouver.

Salient Details

Address:	6971 Elmburn Way, Richmond, BC
Available Area:	Unit 175: 1,577 SF Unit 180: 1,622 SF Total: 3,199 SF
Available:	Immediately
Net Rent:	Contact listing agents
Additional Rent:	\$14.41 PSF + a management fee equal to 7% of basic rent



91

Walk Score



71

Transit Score

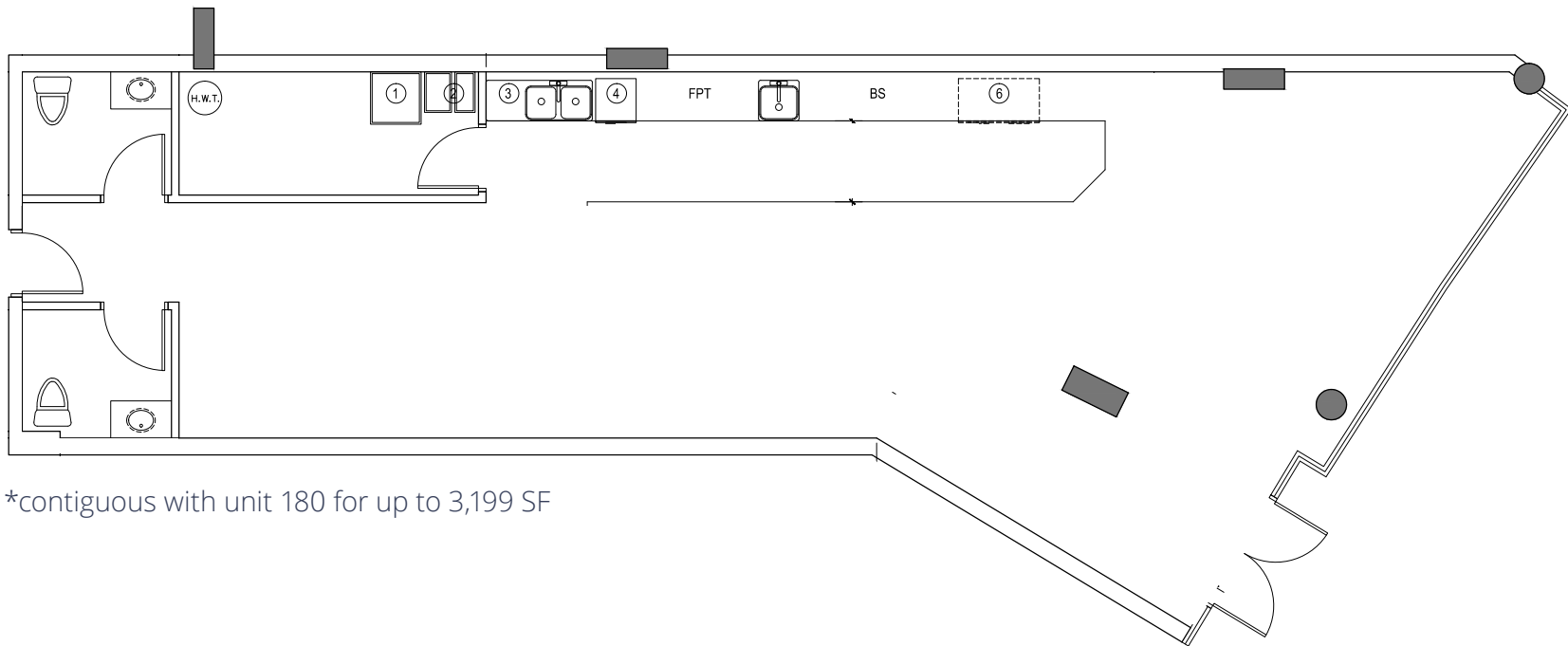


85

Bike Score

Floor Plan

Unit 175 | 1,577 SF



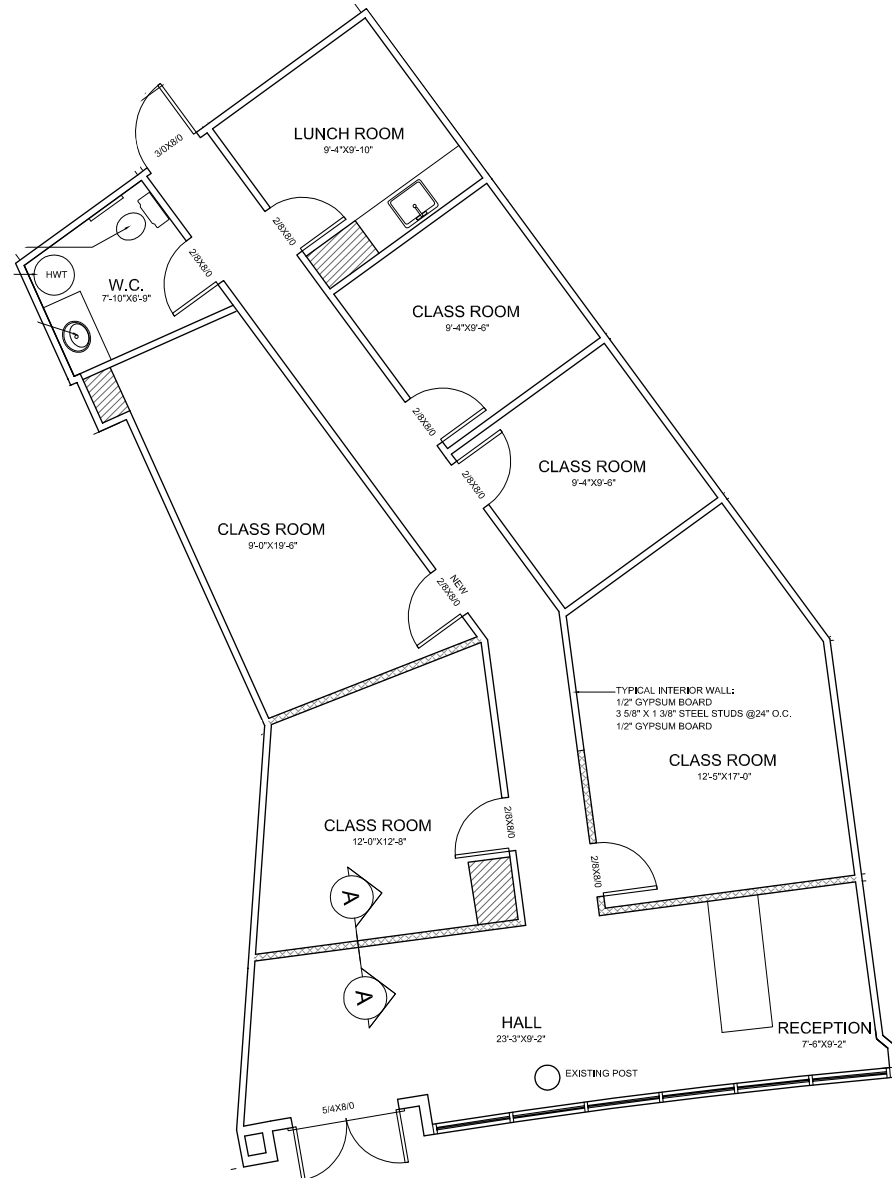
*contiguous with unit 180 for up to 3,199 SF



Floor Plan

Unit 180 | 1,622 SF

- Reception area
- 5 classroom/offices
- Lunchroom
- Internal washroom



*contiguous with unit 175 for up to 3,199 SF



Colliers

1067 West Cordova Street, 11th Floor
Vancouver, BC
+1 604 681 4111

Blake Davies

Vice President
+1 604 694 7238
Blake.Davies@colliers.com

John Waslen

Associate Vice President
+1 604 662 2634
John.Waslen@colliers.com

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