

FOR LEASE | OFFICE  
#210-250 - 6651 FRASERWOOD PLACE  
RICHMOND, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **6,166-27,000 SF Second Floor Manufacturing/Office Space**
- ▶ **Ability to Add 9,000 SF Freestanding Warehouse Space**
- ▶ **Move-In Ready Bright, South-Facing Unit with Private Patio**
- ▶ **Elevator Access**
- ▶ **Direct Access to Dyke Trails**

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Main lunchroom



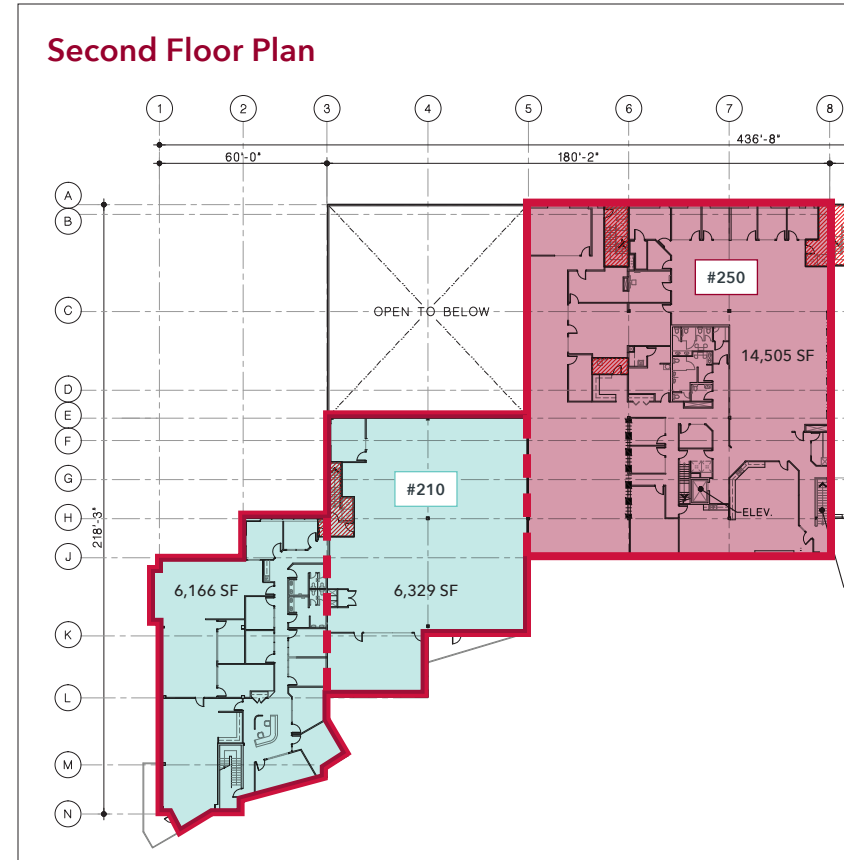
Boardroom



Lunchroom #3



Kitchen



**Features**

- ▶ "Turnkey space"
- ▶ River views
- ▶ Private balcony
- ▶ Handicap access
- ▶ Excellent free parking
- ▶ Corner suite
- ▶ 600V power
- ▶ Partially furnished
- ▶ Combination of enclosed offices and open plan
- ▶ Elevator access
- ▶ Ability to add 9,000 SF of freestanding warehouse building

**Zoning**

Industrial Business Park Zone – allows for general industrial uses and standalone offices.

**Location**

Fraserwood Business Park is located in East Richmond just off Westminster Highway and only minutes from the Alex Fraser Bridge, and Queensborough. This location is very central and allows quick access to Highways 91 and 99. The shops and services of Queensborough Landing (Walmart) are less than 10 minutes away.

**Opportunity**

To lease manufacturing/office space with beautiful views of the Fraser River. The building is in a park-like setting with access to the Dyke Trail for walks on your lunch break literally steps away.

The space offers a private deck with south-facing river views. The space is broken into three main contiguous areas, each with a blend of offices and open plan space. The space is handicap accessible and offers abundant free on-site parking.

**Available Area**

6,166 to 27,000 SF

**Basic Rent**

Call for rate

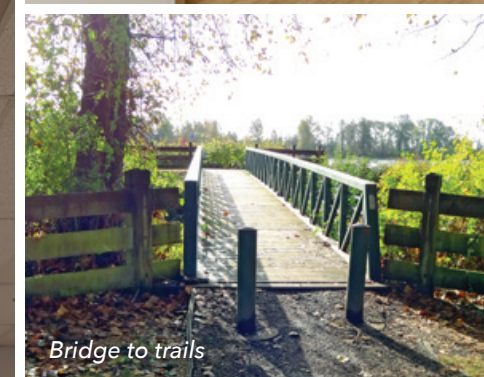
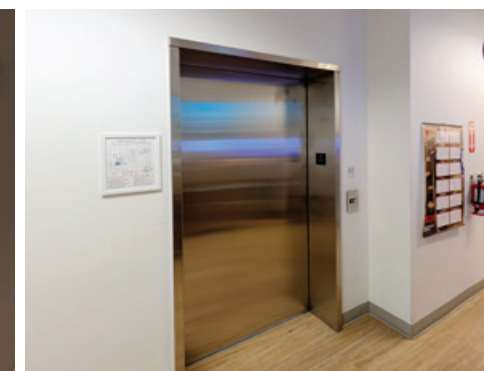
**Additional Rent**

\$7.32 PSF per annum (2026 estimate)

**Availability**

Immediate

Tenant improvement allowance available (O.A.C.)



Bridge to trails



On-site park

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LOCATION	DRIVE TIME
Transit	3 min walk
Richmond Business District	13 min
Vancouver International Airport	20 min
South Surrey	20 min
Canada/U.S. Border	25 min
BC Ferries	30 min
Downtown Vancouver	30 min
Abbotsford Airport	45 min

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