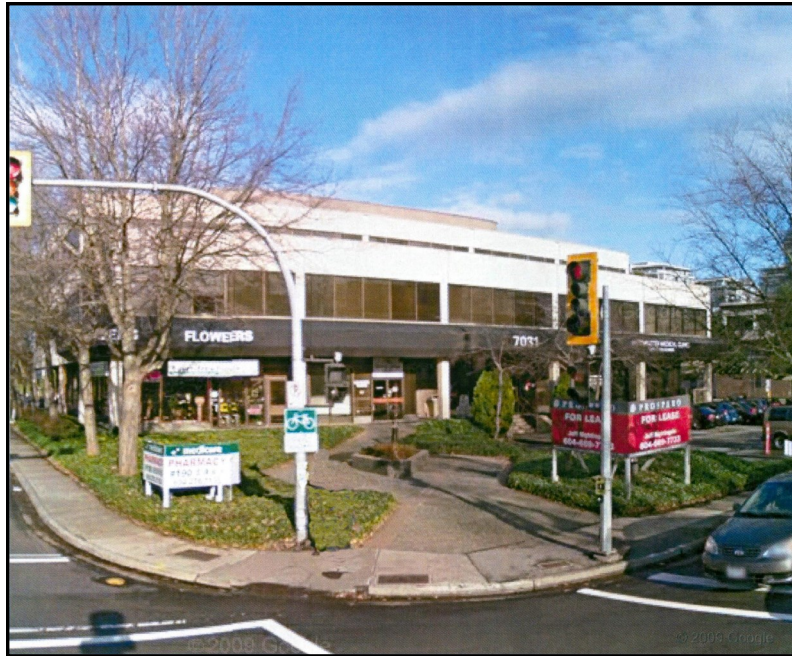


FOR LEASE

Richmond Professional Building

7031 Westminister Highway, Richmond, B.C.

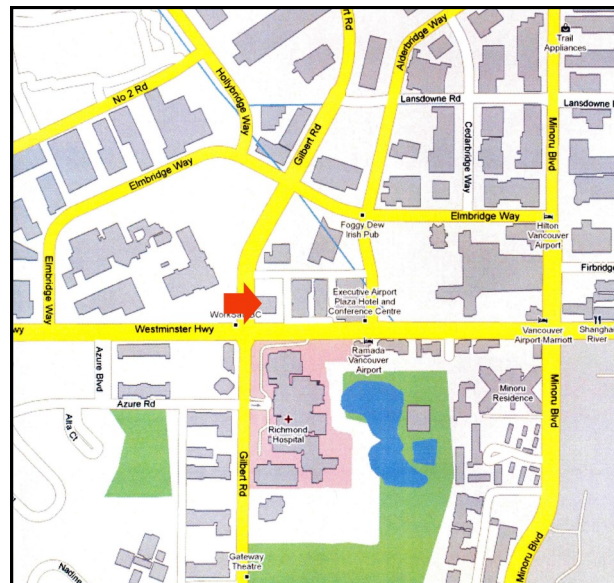


FOR MORE INFORMATION,
PLEASE CALL

JEFF NIGHTINGALE at
(604) 669 7733



**PROSPERO INTERNATIONAL
REALTY INC.**
517 - 1177 WEST HASTINGS STREET,
VANCOUVER, B.C.
TEL: (604) 669-7733 FAX: (604) 669-2921
WWW.PROSPERO.CA



FOR LEASE

7031 Westminster Highway, Richmond, B.C.

LOCATION

Located two blocks west of No.3 Road on Westminster Highway and Gilbert Road across from Richmond General Hospital. Convenient to commercial services in Richmond's financial district and the Vancouver International Airport via No.2 Road Bridge or Dinsmore Bridge. The location provides quick convenient access to Richmond's major bus routes.

BUILDING FEATURES

- Air-conditioned
- Ample visitor parking
- Professional management
- Handicap accessible
- Elevator serviced
- In-suite janitor service
- Turnkey packages
- Transit accessible

PARKING: 1 stall per 800 square feet at \$35.00 plus taxes per month. Additional stalls available for rent.

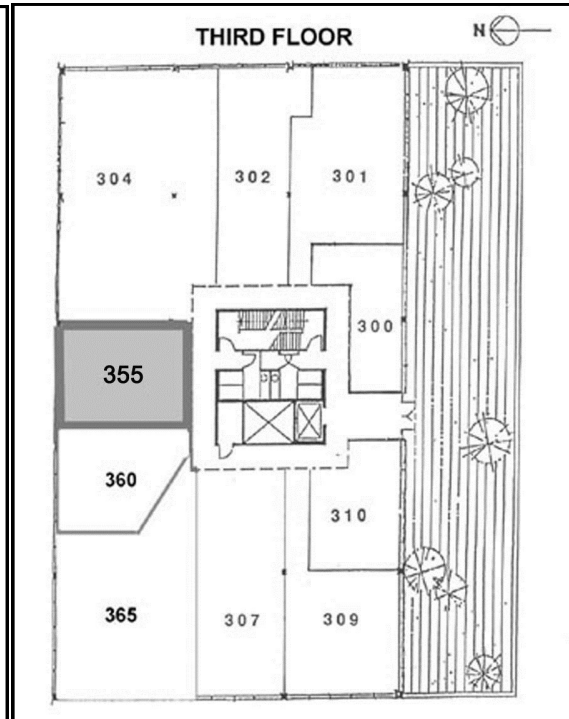
TAXES & OPERATING COSTS:

Estimated at \$13.78 per square foot for 2013.

IMPROVEMENT ALLOWANCE: Negotiable

IMMEDIATE AVAILABILITY:

Suite	Rentable Area	Lease Rate \$ per sq. ft.	Monthly Rent before GST	Monthly CAM & Taxes before GST	Total Monthly Rent before GST
355	675	\$16.00	\$900.00	\$775.13	\$1,675.13



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