

FOR LEASE

Retail /Office Space

8077 Alexandra Road, Richmond, B.C.



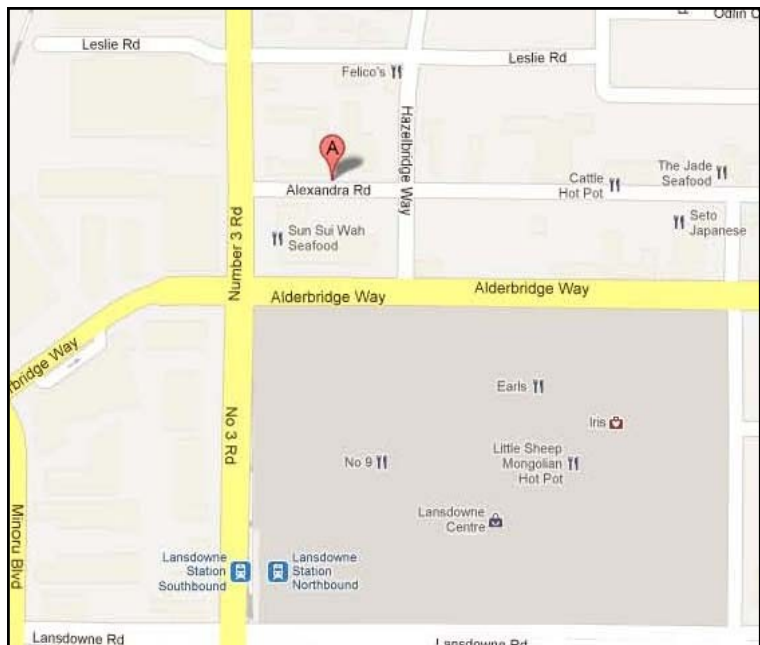
**FOR MORE INFORMATION
PLEASE CONTACT**

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**PROSPERO INTERNATIONAL
REALTY INC.**

517 - 1177 WEST HASTINGS STREET,
VANCOUVER, B.C. V6E 2K3
TEL: (604) 669-7733 FAX: (604) 669-2921
www.prospero.ca



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LOCATION

Located between No. 3 Road and Hazelbridge Way on Alexandra Road in Richmond one block north of the Landsdowne skytrain station. Alexandra Road & Hazelbridge Way are two of the busiest streets in Richmond because of its renowned dining, shopping and entertainment facilities frequented by locals and tourists. Its central location provides quick convenient access to Vancouver via bus and the Canada Line on No. 3 Road. Also Alderbridge Way (Hwy 91) connects Richmond to the cities Burnaby and New Westminster in the east. Financial institutions, shopping centre, hotels and restaurants are close by. The densely populated multi-family high-rise residential buildings in the neighborhood also fuels the popularity of the strip mall.

BUILDING FEATURES: 2-storey retail strip mall with commercial/office/warehouse units on the ground and mezzanine floors. Plenty of ground level parking .

2012-2013 TAXES & OPERATING COSTS: \$5.50 per square foot .

AVAILABILITY: Immediate available. Owner is offering free rent period as lease incentive. Units are built-to-suit. Other tenants include restaurant, auto repair shops & hair salon.

Unit	Rentable Area (sq. ft.)	Lease Rate \$ per sq. ft.	Monthly Rent	Monthly CAM & Taxes \$5.50 per sq. ft.	Total Monthly Rent before H.S.T.
102 (ground / mezz level) Ideal for warehouse/light industrial /auto repair shop	2,240	\$ 8.00	\$ 1,493.33	\$ 1,026.67	\$ 2,520.00
105 (Ground level)	1,084	\$ 9.00	\$ 813.00	\$ 496.83	\$ 1,309.83
201 (mezz) Ideal for dance studio or gym use	2,832	\$ 8.00	\$ 1,888.00	\$ 1,298.00	\$ 3,186.00
205 (mezz) Ideal for health club/spa (can be sub-divided into smaller units)	2,951	\$ 8.00	\$ 1,967.33	\$ 1,352.54	\$ 3,319.88



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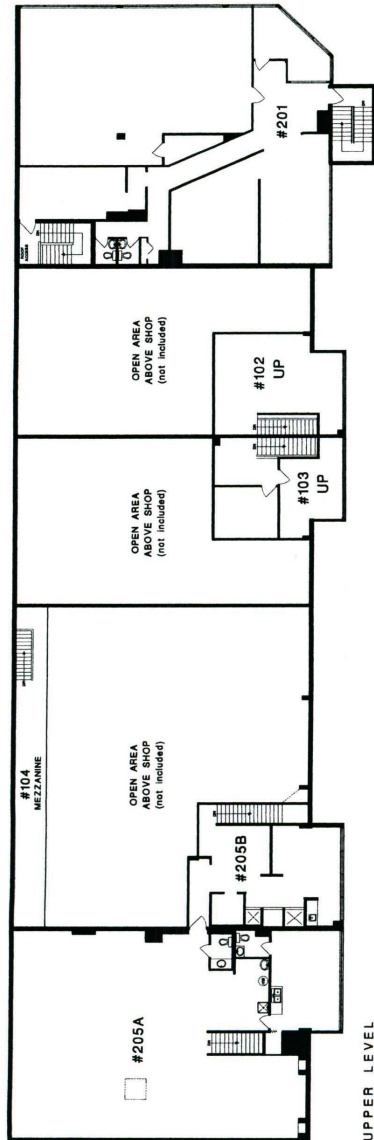
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WEBSITE: www.prospero.ca

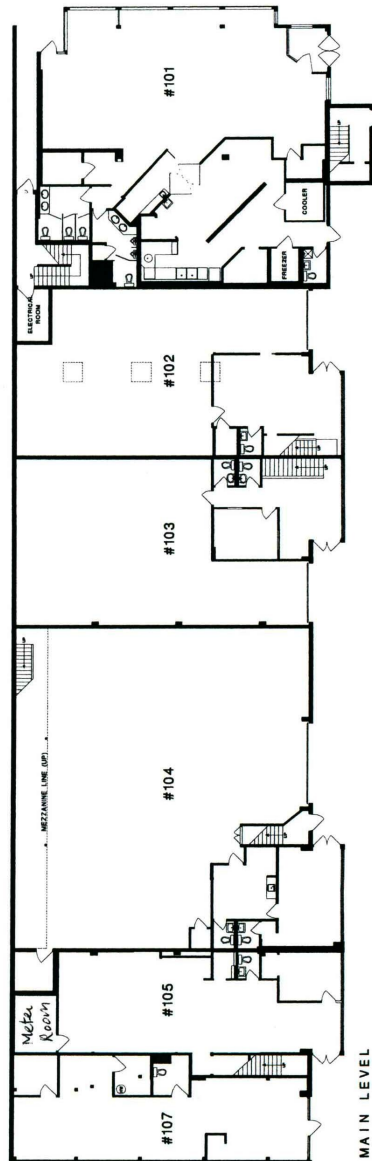
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8077 ALEXANDRA ROAD
RICHMOND, BC



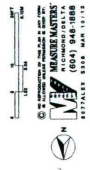
UPPER LEVEL



MAIN LEVEL

	TENANT AREA	RENTABLE AREA
UNIT 101	2773 SQFT	2801 SQFT
UNIT 102	2217 SQFT	2240 SQFT
UNIT 103	2393 SQFT	2316 SQFT
UNIT 104	3573 SQFT	3610 SQFT
UNIT 105	1073 SQFT	1084 SQFT
UNIT 107	1100 SQFT	1111 SQFT
UNIT 201	2803 SQFT	2832 SQFT
UNIT 205A	2346 SQFT	2370 SQFT
UNIT 205B	575 SQFT	581 SQFT
METER RM	112 SQFT	
ELEC. RM	80 SQFT	
TOTAL	18945 SQFT	18945 SQFT

DISCLOSURE AREA - UNIT 104 MEZZANINE - 420 SQFT
(not included in rentable calculations)



PREPARED FOR: DENISE MITCHELL, PROSPERO

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