

STRATA OFFICE SPACE | FOR SALE

\$3,680,000

\$420/SF


Claridge
REAL ESTATE
ADVISORS INC.

11th Floor
6081 No.3 Road Richmond, BC

Entire Floor of Office Space at Three West Centre

YOYOE LU Managing Principal
778 788 0180
yoyoe@claridgeadvisors.com

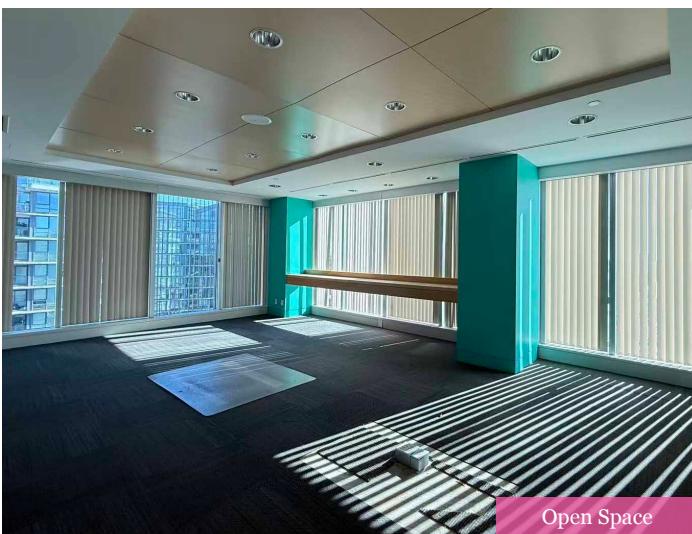
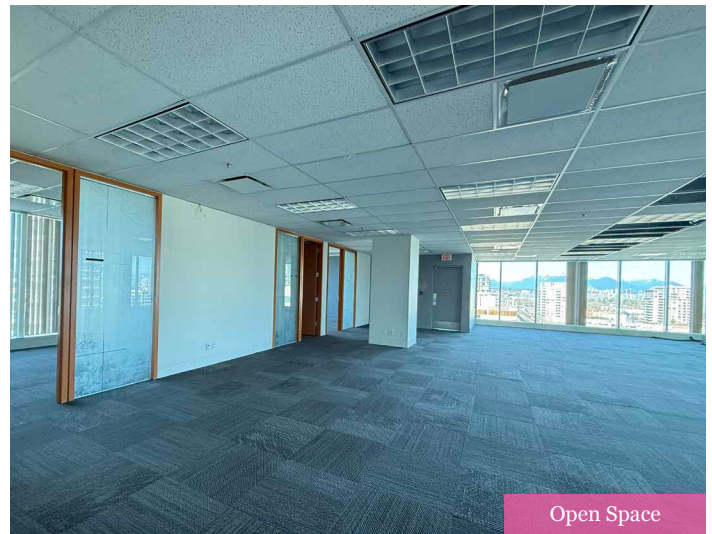
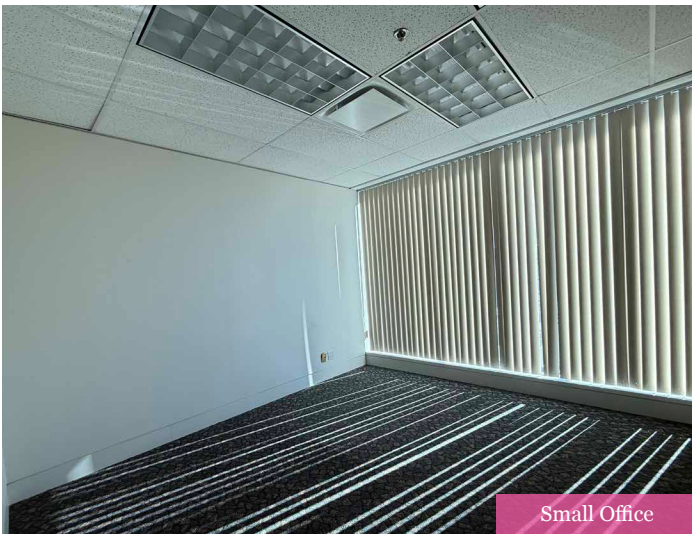
LILLIA LIN PREC*
778 387 5188
lillia@claridgeadvisors.com

OPPORTUNITY

Claridge Real Estate Advisors Inc. is pleased to present the opportunity to acquire 8,767 square feet of strata office space comprising the entire 11th floor at Three West Centre — an AAA office building located in the premier position within Downtown Richmond.

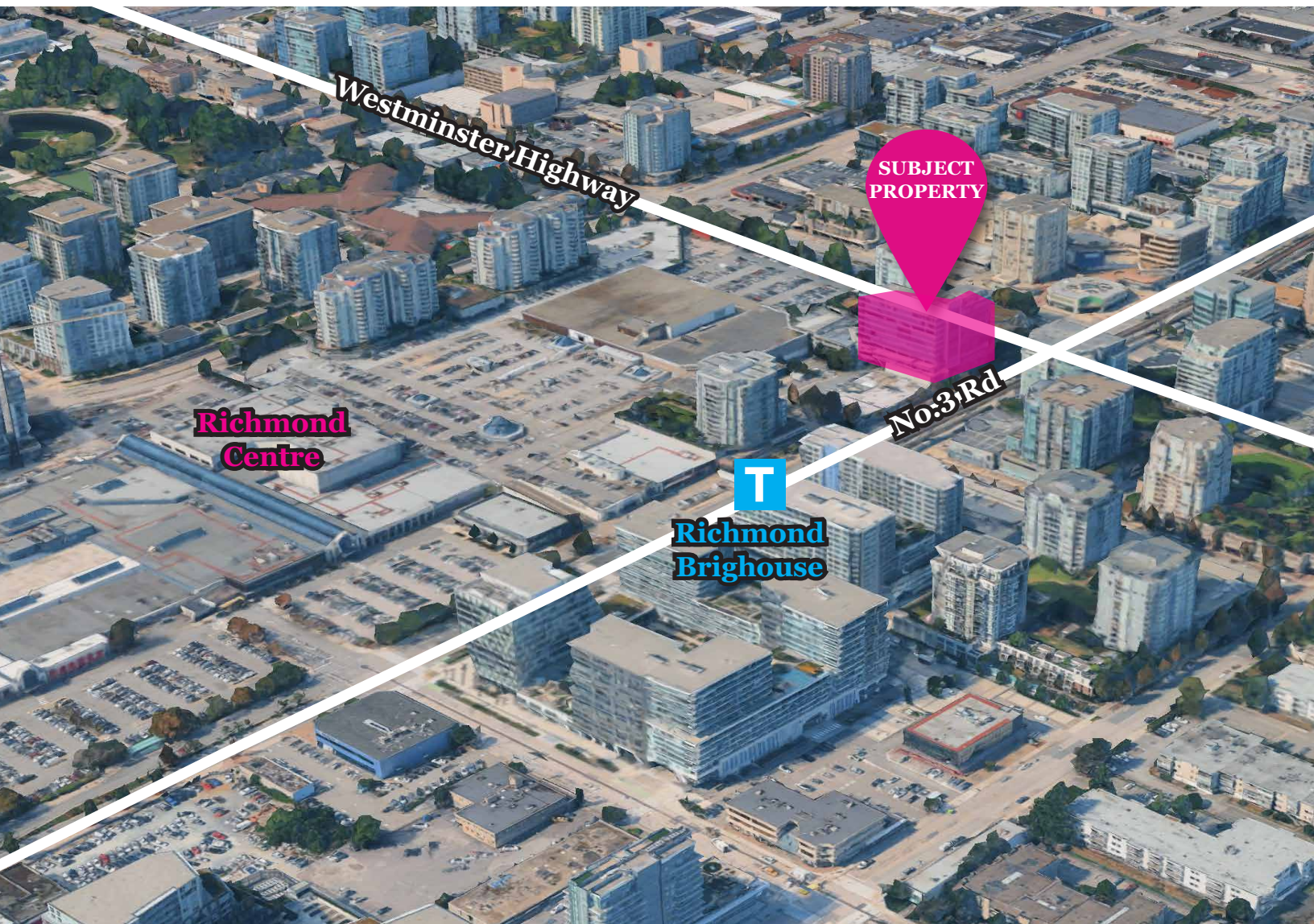
Constructed in 1997, Three West Centre is a high-density mixed-use complex situated in Richmond City Centre, within one of the city's most active retail and transit nodes. The development operates as an integrated urban campus combining retail, office, restaurant, medical, and residential uses, generating consistent daily activity across a diversified user base.

Positioned at one of Richmond's most prominent commercial intersections, the property benefits from established retail amenities, surrounding residential density, and immediate access to rapid transit — reinforcing sustained professional and service-oriented occupancy within the downtown core.



LOCATION OVERVIEW

- Located in the heart of Richmond at the prime intersection of No. 3 Road and Westminster Highway
- Immediate access to a wide range of dining, shopping, and community amenities
- Approximately a 3-minute walk to Richmond–Brighouse SkyTrain Station (Canada Line)
- Direct Canada Line connectivity to Downtown Vancouver in under 25 minutes
- Approximately 97 metres (one block) from CF Richmond Centre, Richmond's premier regional shopping destination
- CF Richmond Centre features over 191 stores and internationally recognized brands including Arc'teryx, Lululemon, Sephora, Apple, Uniqlo, and Aritzia
- Situated within one of Richmond's busiest retail and transit nodes
- Approximately a 10-minute drive to Vancouver International Airport (YVR)



PROPERTY OVERVIEW

PROPERTY ADDRESS

Suite 1101-1129, 6081 No.3 Road, Richmond BC

PID

024-018-228, 024-018-236, 024-018-244,
024-018-252, 024-018-261, 024-018-279,
024-018-287, 024-018-295, 024-018-309,
024-018-317, 024-018-325, 024-018-333,
024-018-341, 024-018-350, 024-018-368,
024-018-376, 024-018-384, 024-018-392,
024-018-406, 024-018-414, 024-018-422,
024-018-431, 024-018-449, 024-018-457,
024-018-465, 024-018-473, 024-018-481,
024-018-490, 024-018-503

CURRENT ZONING

CDT1; Permits an array of uses including office, education, medical, dental, private club, restaurant, and health/fitness club

NET RENTABLE AREA

8,768 SF

YEAR BUILD

1997

STRATA FEE

\$89,336 (10.19 PSF)

PROPERTY TAXES (2025)

\$49,972 (\$5.70 PSF)

TOTAL CAM COSTS

15.89 PSF

POSSESSION

VACANT

PARKING

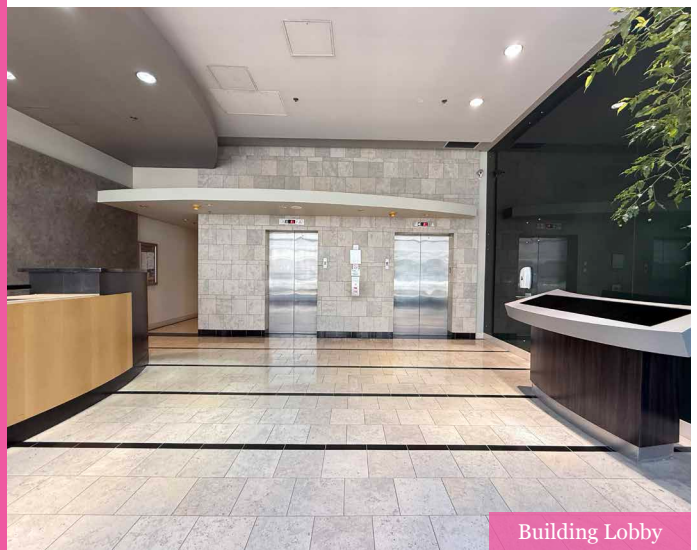
COVERED

LISTING PRICE

\$3,680,000 (\$420/SF)



Building Entrance

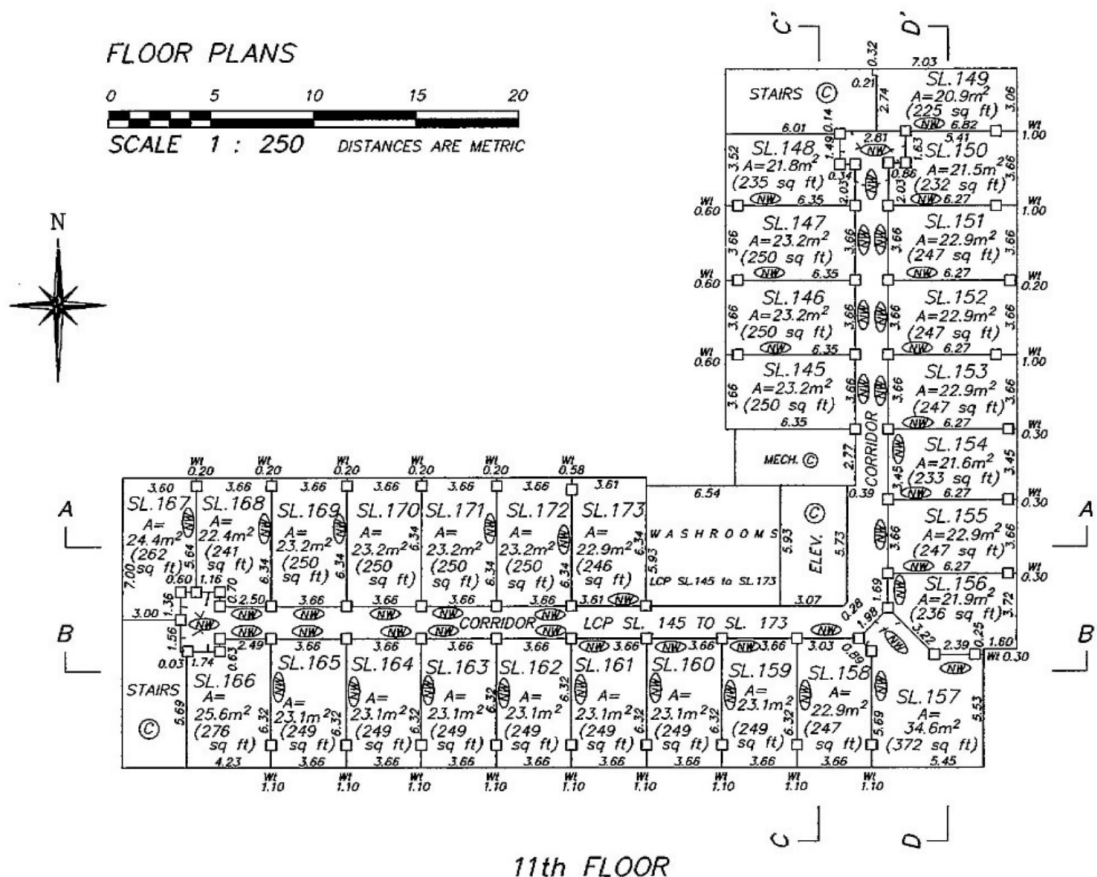


Building Lobby

KEY FEATURES

- AAA office building located in Downtown Richmond
- Constructed in 1997
- High-density mixed-use complex in Richmond City Centre
- Integrated urban campus combining retail, office, restaurant, medical, and residential uses
- 10-storey AAA-style office component above a retail podium
- Street-oriented retail and service uses at grade
- Established anchor tenants including CIBC, Kirin Restaurant, and Vancouver Coastal Health
- 4-storey structured parkade with approximately 403 parking stalls
- Elevator access serving upper-level office and restaurant spaces
- Located within the Downtown Commercial (CDT1/CDT2/CDT3) zoning framework supporting a broad range of commercial and residential uses

STRATA PLAN LMS3085



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ENTIRE FLOOR OF OFFICE SPACE AT THREE WEST CENTRE

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Claridge Real Estate Advisors Inc.
604 800 0980
info@claridgeadvisors.com
408 - 2052 West 41st Avenue
Vancouver BC V6M 1Y8
www.claridgeadvisors.com



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