



# OFFICE SPACE FOR LEASE

8171 Ackroyd Rd., Richmond

Sanjay Sudra | 604.331.5256 | [ssudra@warringtonpci.com](mailto:ssudra@warringtonpci.com)



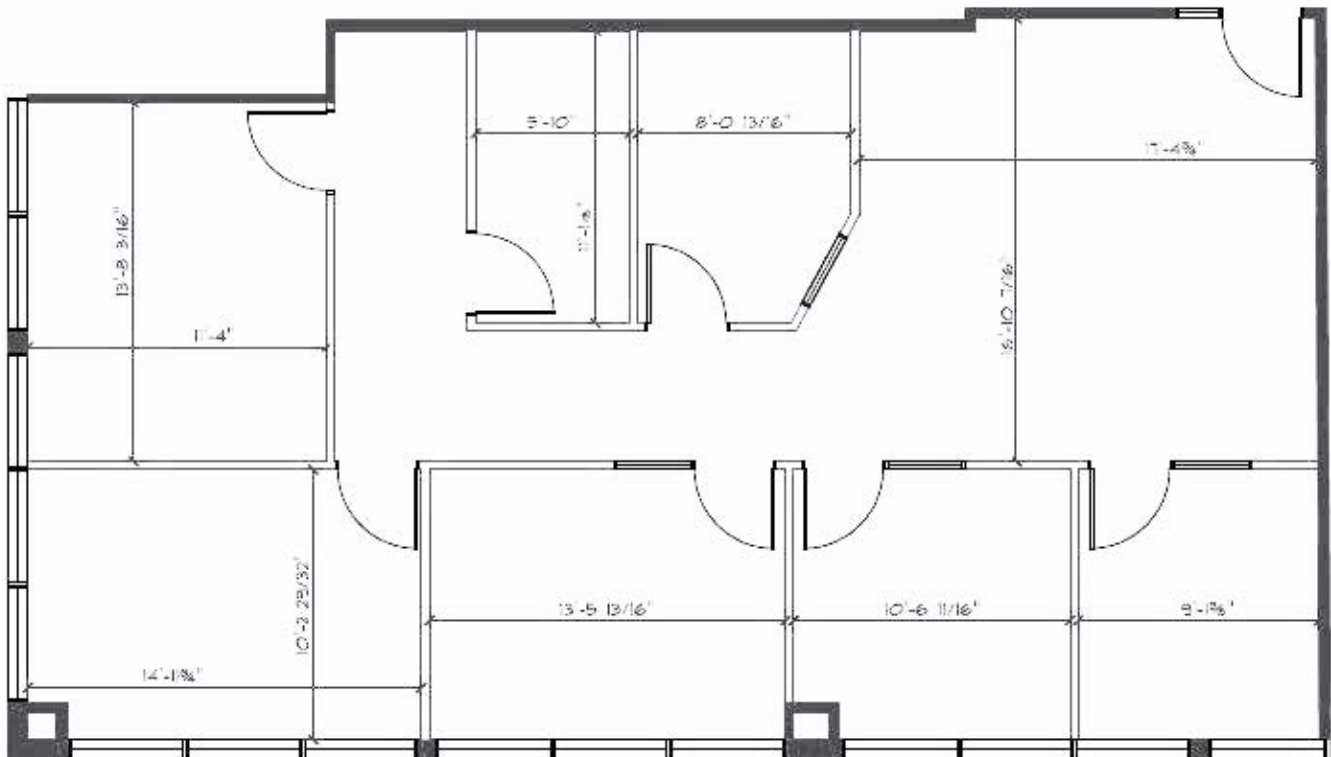
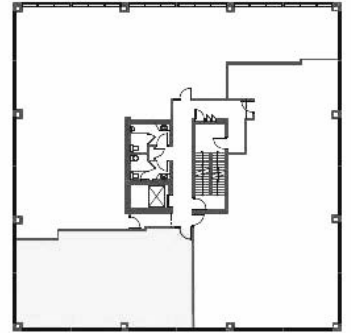
WARRINGTON PCI  
MANAGEMENT

# #3010 - 8171 Ackroyd Rd., Richmond

**BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT \$22.00 (2026 est.)**

Rentable Area: 1,550 sf | Available Immediately

Efficiently improved office suite featuring five private offices and two meeting rooms , open work area, and plenty of natural light



**SANJAY SUDRA**

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**300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3**

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



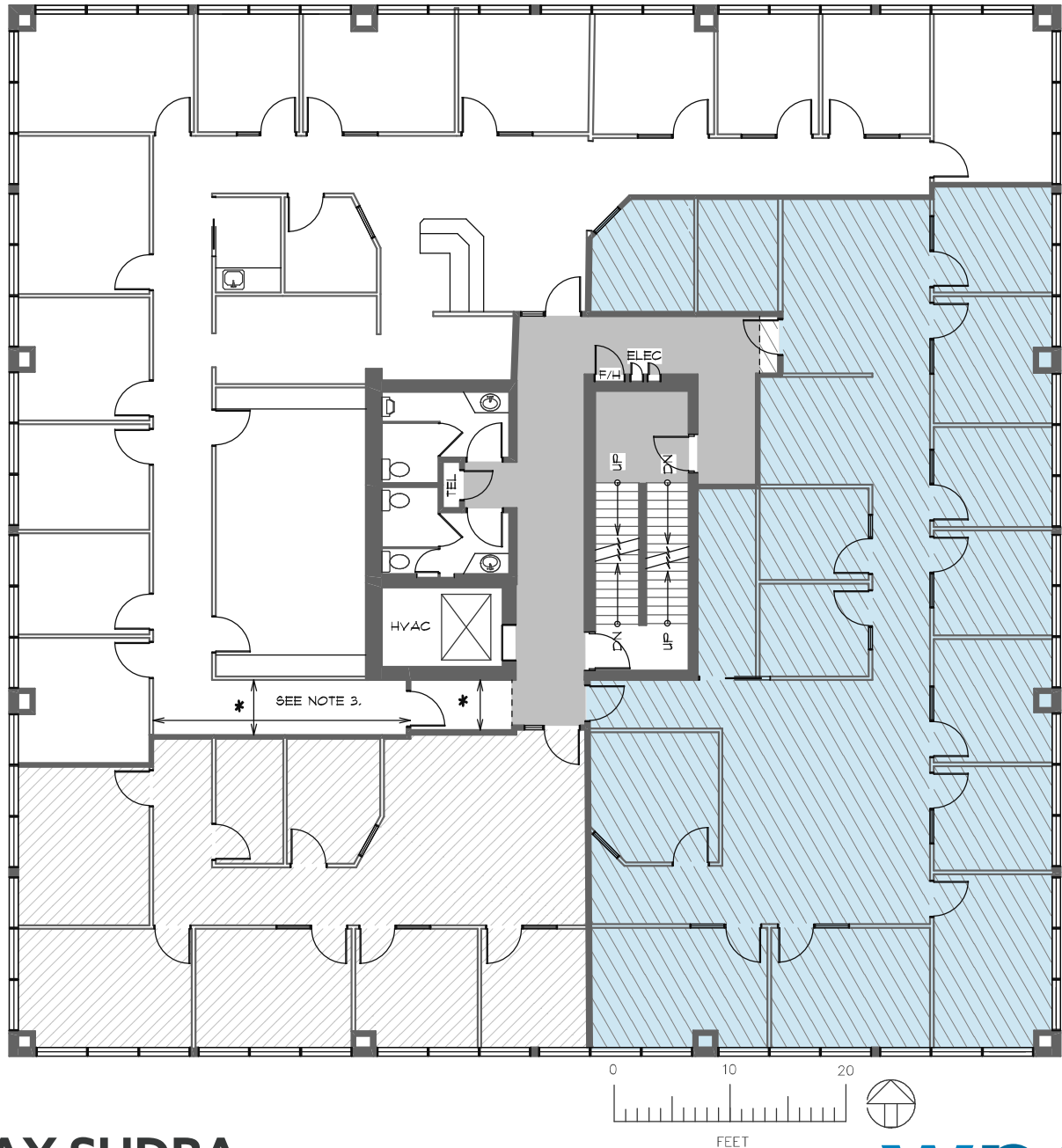
**WARRINGTON PCI  
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# #3030- 8171 Ackroyd Rd., Richmond

**BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT \$22.00 (2026 est.)**

Rentable Area: 2,911sf | Available Immediately

Nine perimeter offices and provides option to demise



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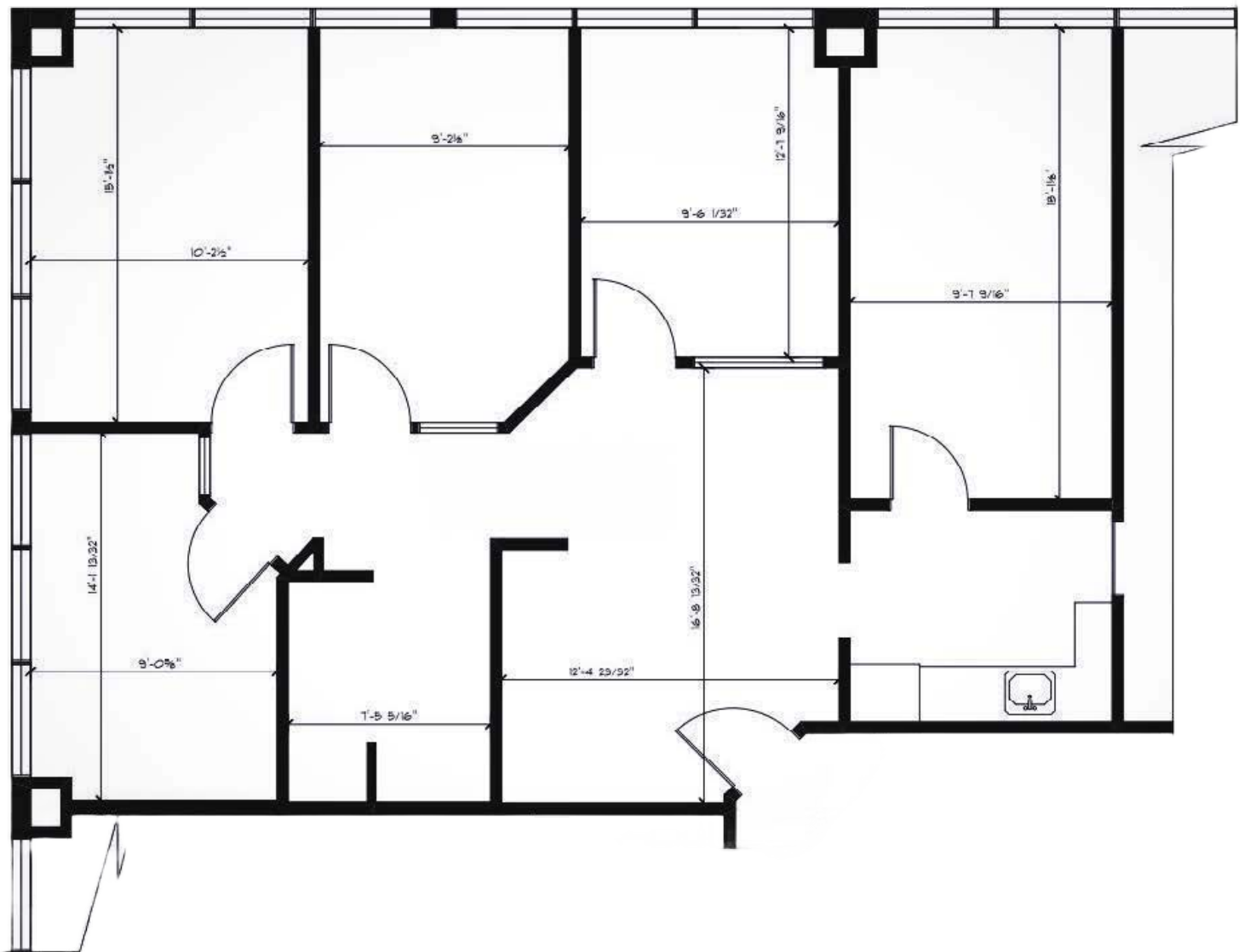
**WARRINGTON PCI  
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# #5080 - 8171 Ackroyd Rd., Richmond

**BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT \$22.00 (2026 est.)**

Rentable Area: 1,440 sf | Available Immediately

Functional office layout comprised of four private offices, reception area, meeting room, storage, and kitchenette.



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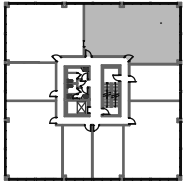
**WARRINGTON PCI**  
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# #5020-5090 - 8171 Ackroyd Rd., Richmond

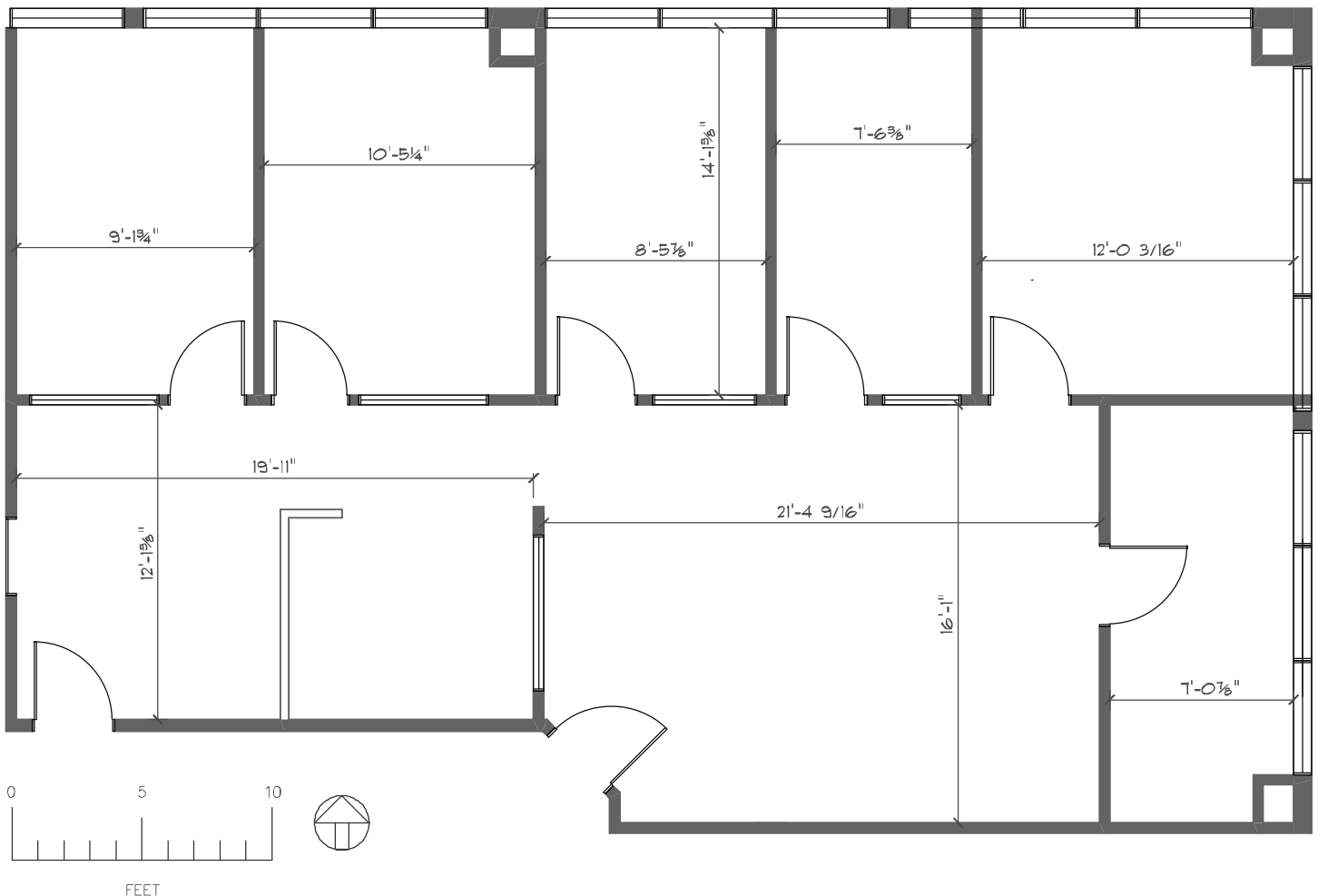
**BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT \$22.00 (2026 est.)**

Rentable Area: 1,781sf | Available Immediately

Nicely built-out space with several perimeter offices, space for reception, and open working area



KEY PLAN



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**WARRINGTON PCI  
MANAGEMENT**

# Vancouver International Airport

Lansdowne Station



Canada Line Skytrain  
No. 3 Road

Richport Town Centre  
8171 Ackroyd Rd.

Starbucks



White Spot



Ackroyd Rd.

**wpm**

WARRINGTON PCI  
MANAGEMENT

## Property Features

1. Close proximity to numerous amenities such as grocery, restaurants, retail, transit, and more
2. 6 minute walk to Lansdowne Skytrain Station
3. Less than 1km to Richmond Centre
4. Walking distance to Canada's largest T&T Supermarket
5. Retail connected to property
6. 2nd level reserve parking