

705-8400 West Road | Richmond, BC

FOR SALE | Full Floor AAA Office Strata

A rare opportunity to own a 6,910 sq. ft. full-floor office strata in a prestigious AAA-class office tower, built in 2019. Located within Richmond's renowned International Trade Centre, the property is just a short walk from Capstan SkyTrain Station and forms part of a vibrant mixed-use development shared with the Versante Hotel, two modern office towers, and ground-floor retail.

This sophisticated office space offers exceptional privacy, expansive views, and a professional environment designed to elevate your business. Establish your presence in one of Richmond's premier business destinations.

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705-8400 West Road

Richmond, BC

Opportunity

An exceptional opportunity to acquire a rarely available 6,910 sq. ft. full-floor office strata offering spectacular 360-degree city, water, and mountain views. The efficient floorplate provides a private and professional setting, with convenient access via four passenger elevators and five dedicated parking stalls.

Location

Situated within the prestigious International Trade Centre, a AAA-class office development integrated with the Versante Hotel and premium ground-floor retail, the property occupies a strategic location at Bridgeport Road and No. 3 Road.

The location offers outstanding connectivity, approximately 20 minutes from Downtown Vancouver and just 5 minutes from YVR Airport. Capstan SkyTrain Station is within walking distance, along with the River Rock Casino and Richmond Night Market, providing convenient access to transit, amenities, dining, and entertainment.

Zoning & Use

The property benefits from flexible zoning that accommodates a broad range of potential uses, including office, education, entertainment, health services, religious assembly and other commercial applications.

Property Details

Year Built
2019

Size
6,910 SF

Zoning
ZC-33

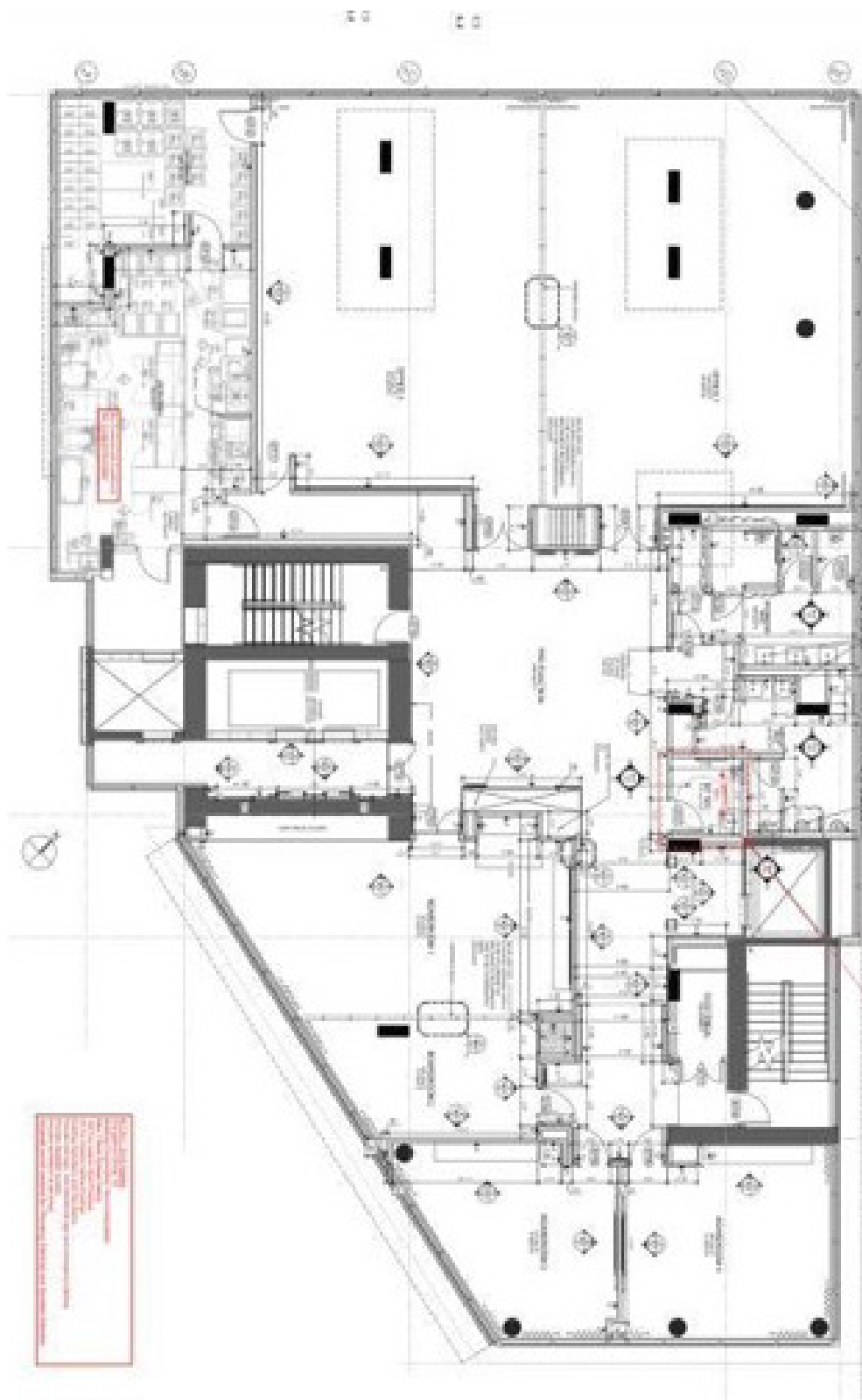
Parking
5 dedicated parking stalls

Property Taxes (2025)
\$46,340.30

Strata Fees
\$7,150 Monthly

Price
\$4,188,000.00

Floor Plan





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