

FOR LEASE

Ground Floor Prime Retail Space Located in **Oval Village** in Richmond

#175 - 6971 Elmbridge Way, Richmond, BC



Colliers

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Property Overview

Opportunity to lease office space ideally located steps away from the Fraser River, in the Oval Village neighbourhood of Richmond. Excellent access to transit, shops, parks and restaurants.

Location

Situated on the northwest corner of Elmbridge way and Hollyburn Way in Richdmond's vibrant Oval Village neighbourhood. 6971 Elmbridge Way offers convenient access to a wide range of nearby amenities, including restaurants, cafes, shops and public transportation. The Canada Line's Lansdowne Station is located within walking distance to the building.

The building also provides direct access to major routes such as Westminster Highway, No. 2 Road, and Gilbert Road, ensuring quick connections to YVR Airport and the rest of Metro Vancouver.

Salient Details

Address:	#175-6971 Elmbridge Way, Richmond, BC
Available Area:	1,577 SF
Available:	July 1, 2025
Net Rent:	Contact listing agents
Additional Rent:	\$12.00
Power:	200amp / 120-208-volt power
HVAC:	5 ton



91

Walk Score



71

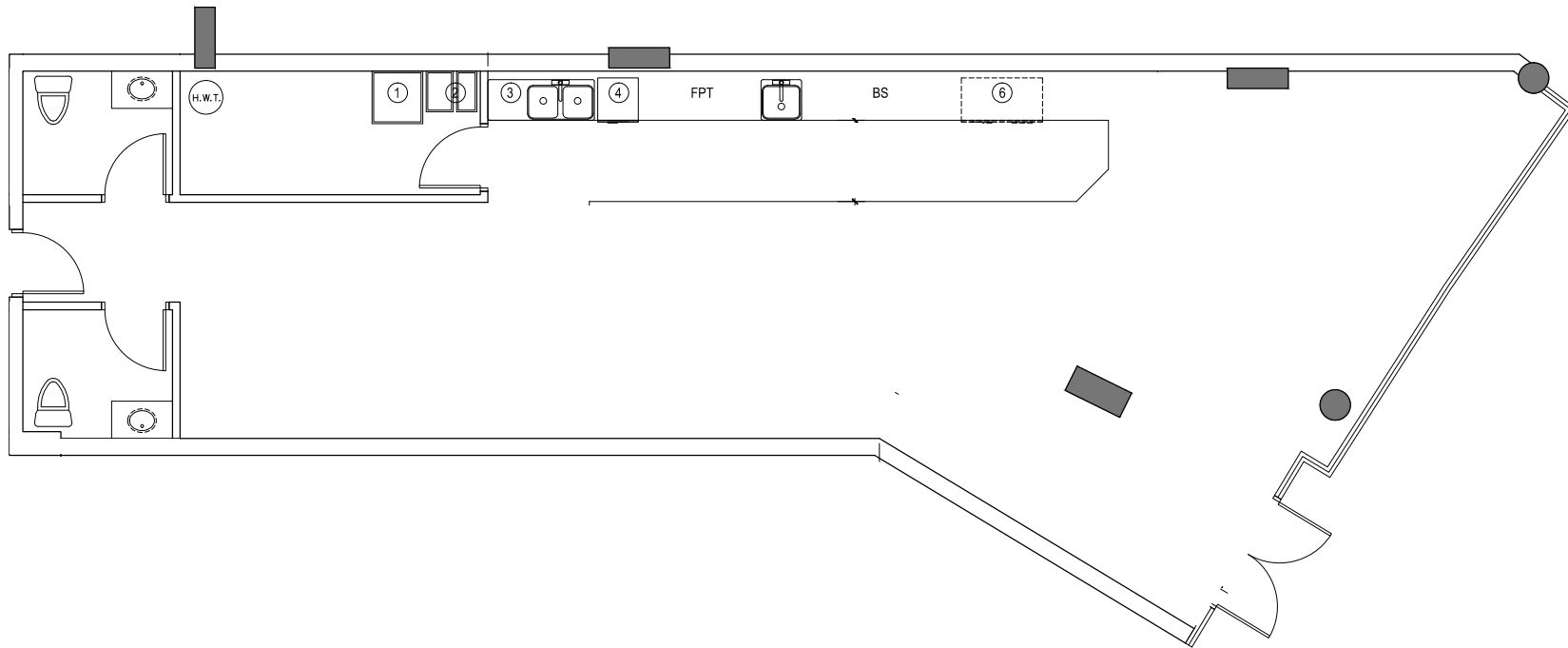
Transit Score



85

Bike Score

Floor Plan



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle are three horizontal stripes: yellow, red, and blue.**Colliers**

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