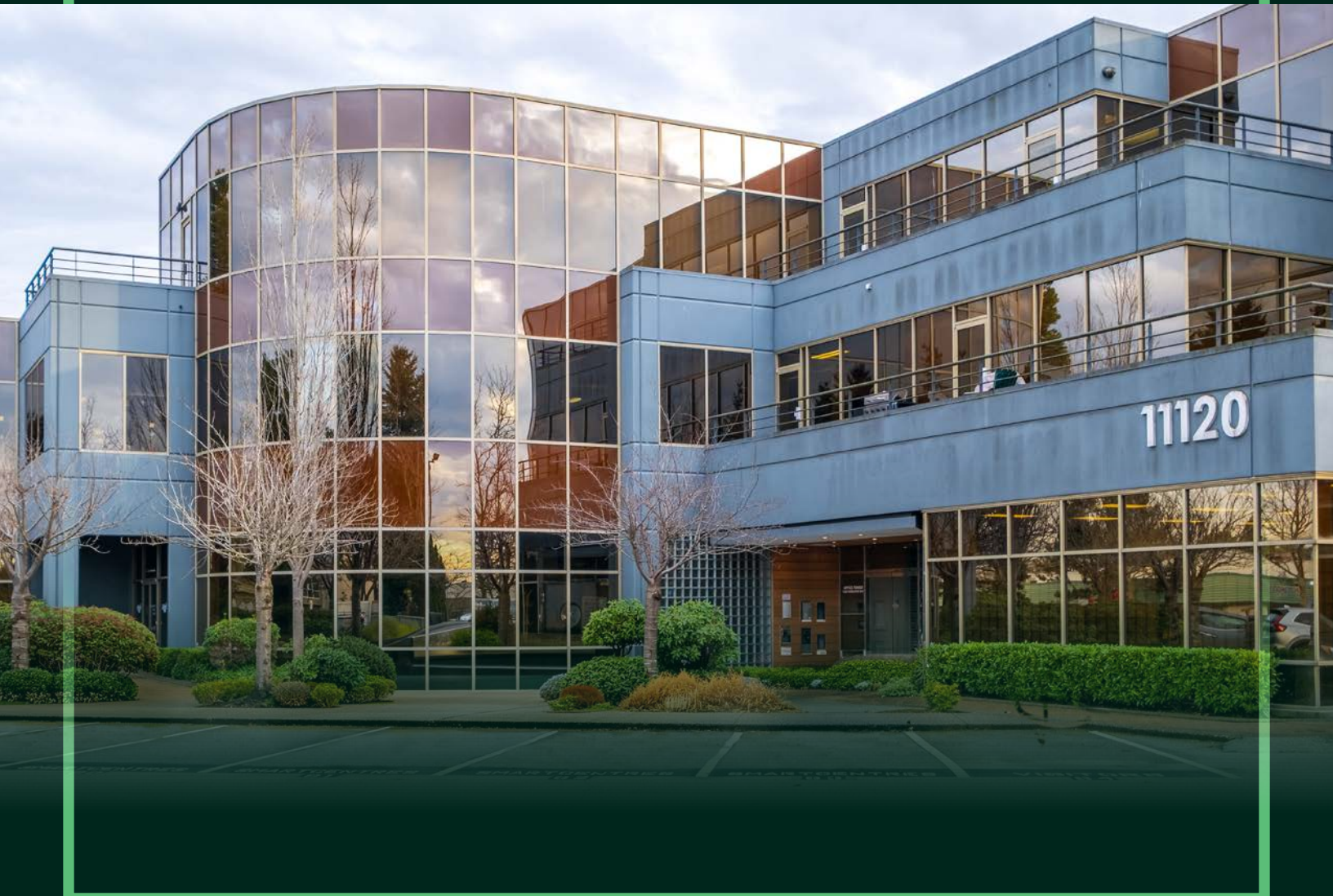


Suite 230

11120 Horseshoe Way

Richmond, BC



Joel Barnett

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Office/Lab Space | For Lease

Second-floor office and lab space featuring exclusive elevator access. The premises offer a well-designed mix of office and laboratory improvements, complemented by abundant natural light throughout.



Property Details

Available Area
Suite 230 - 4,616 sq. ft.

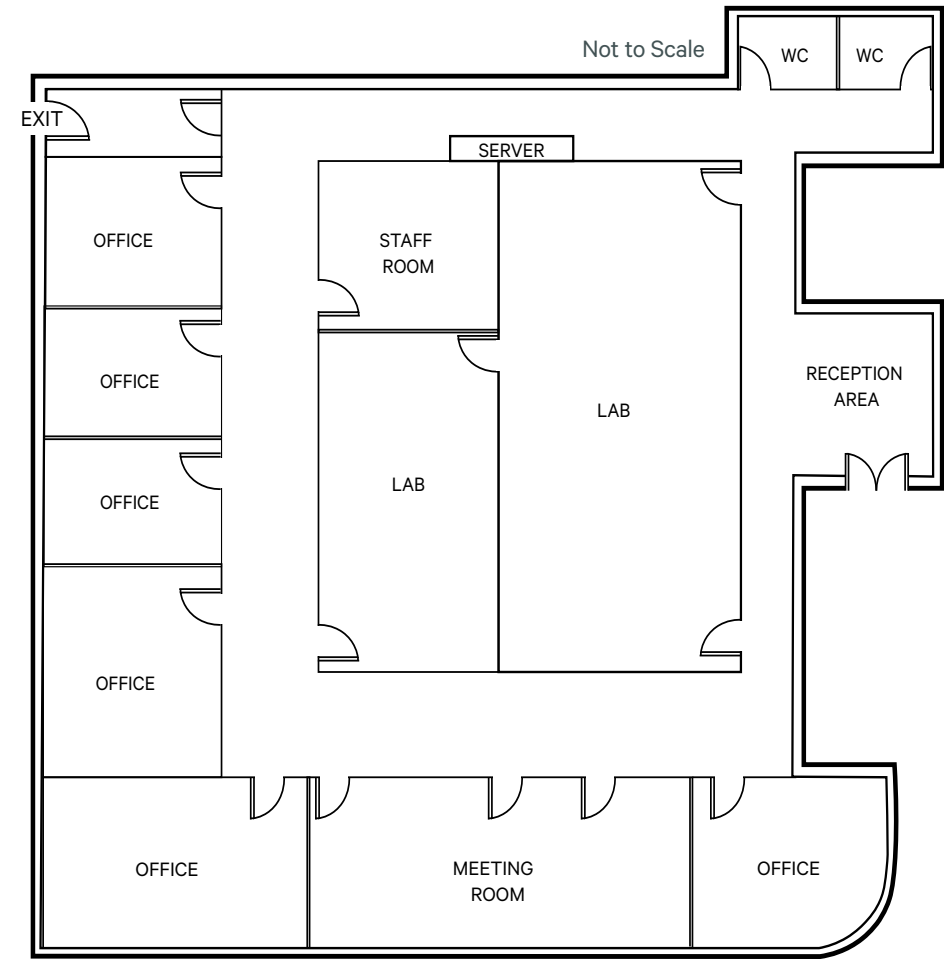
Basic Rent
Contact Listing Agent

Additional Rent
\$7.10 per SF (2026 Est.)
plus 4.5% management fee on Basic Rent

Parking
Free on site-parking



Suite 230 - 11120 Horseshoe Way, Richmond



Suite Features



OFFICES
Six (6)



LAB ROOMS
Two (2)



MEETING ROOMS
Two (2)



STAFF ROOM



ELEVATOR ACCESS





Location Amenities

- + Excellent Access – Quick routes to Highway 99, Vancouver International Airport and the U.S. border.
- + Convenient Amenities – Near Ironwood Plaza and SmartCentres for retail, dining, and services.
- + Strong Connectivity – High-traffic visibility with nearby transit options.



Drive Times

Downtown Richmond	15 min
Vancouver International Airport	15 min
Canada/US Border	25 min

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