



FOR SALE

13888

Wireless Way

RICHMOND, BC

115,075 SF Modern Office Building with
Development Potential on 2.19 Acres of
Excess Land



Property *Overview*

Modern 115,075 SF Office Building on 4.97 Acres in Richmond’s Desirable Crestwood Neighbourhood

Colliers is pleased to present the opportunity to purchase this three-storey modern office building located in the heart of Richmond’s Crestwood neighbourhood. Centrally located, the property offers easy access to YVR Airport, Downtown Vancouver, Surrey, and the US-Canada Border. A dedicated shuttle service (Q3 2025) will provide seamless transportation to and from Bridgeport Station, and the building features ample parking with 515 stalls for convenience.



SALIENT FACTS

CIVIC ADDRESS

13888 Wireless Way, Richmond, BC

LEGAL DESCRIPTION

LOT B SECTION 5 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN BCP24407

PID

026-714-604

LOCATION

Located on the south side of Wireless Way, directly to the north of Westminster Highway

ZONING

ZI3 - Industrial Business Park - Crestwood Area (East Cambie)

OCP

East Cambie Area Plan - Industrial

BUILDING SIZE

Gross Area	124,883 SF
Net Rentable Area	115,075 SF

SITE AREA

4.97 acres

PARKING & ELEVATORS

515 surface parking stalls (4.42 stalls per 1,000 SF)
3 passenger elevators

ASSESSED VALUE (2025)

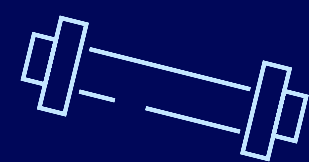
Land Value	\$33,728,000
Building Value	\$1,024,000
Total Value	\$34,752,000

Building Features



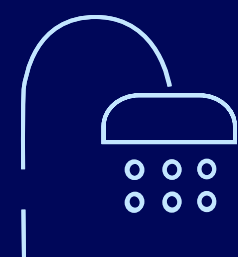
Bike Storage

Secured indoor and outdoor bike parking facilities



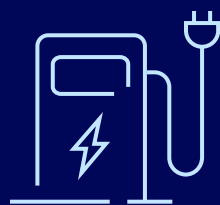
Fitness Centre

Private fitness centre access for employees



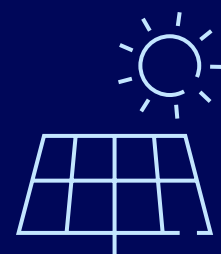
Showers & Lockers

Private mens & womens showers & lockers



EV Charging

8 EV charging stations on-site



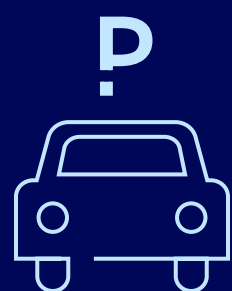
Solar Power

Power provided by rooftop solar panels



Energy Efficient

Energy efficient building design, BOMA Silver certified



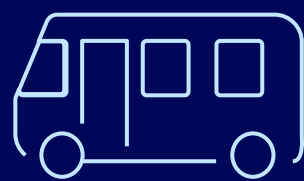
Ample Parking

515 surface parking stalls



Amenity Area

Shared amenity and event space on third floor



Shuttle Service

Convenient shuttle service to and from Bridgeport Station (starting Q3 2025)



Key Highlights

13888 Wireless Way, Richmond, BC



Rare opportunity to acquire a modern AAA-class office building with solar power and BOMA Silver-certified energy efficiency



Prime location in heart of Richmond's Crestwood neighbourhood, with exposure to major highways, allowing easy access to YVR International Airport, Vancouver, Surrey, and the US-Canada Border



Potential for owner-user to occupy and benefit from income of tenants

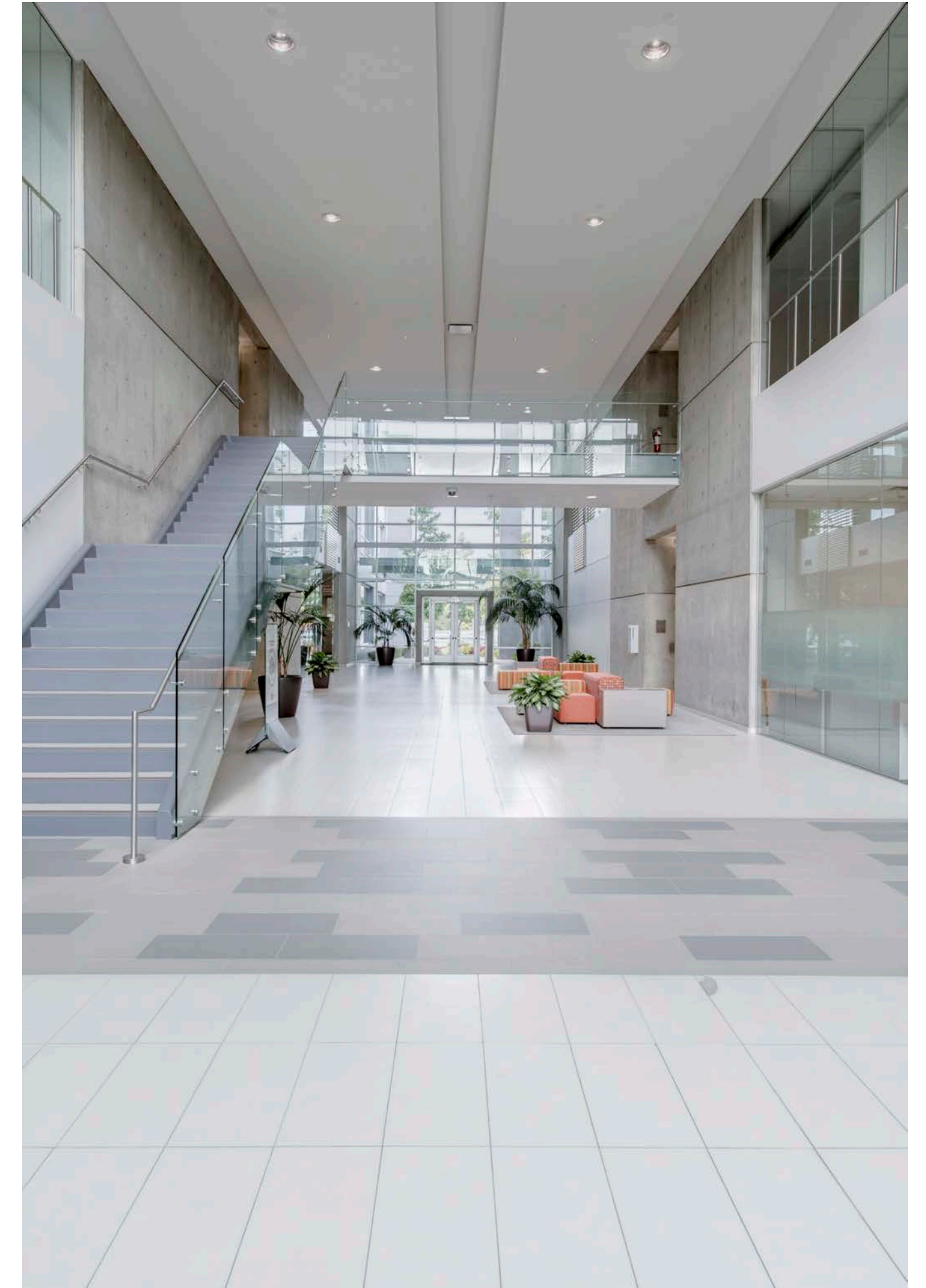
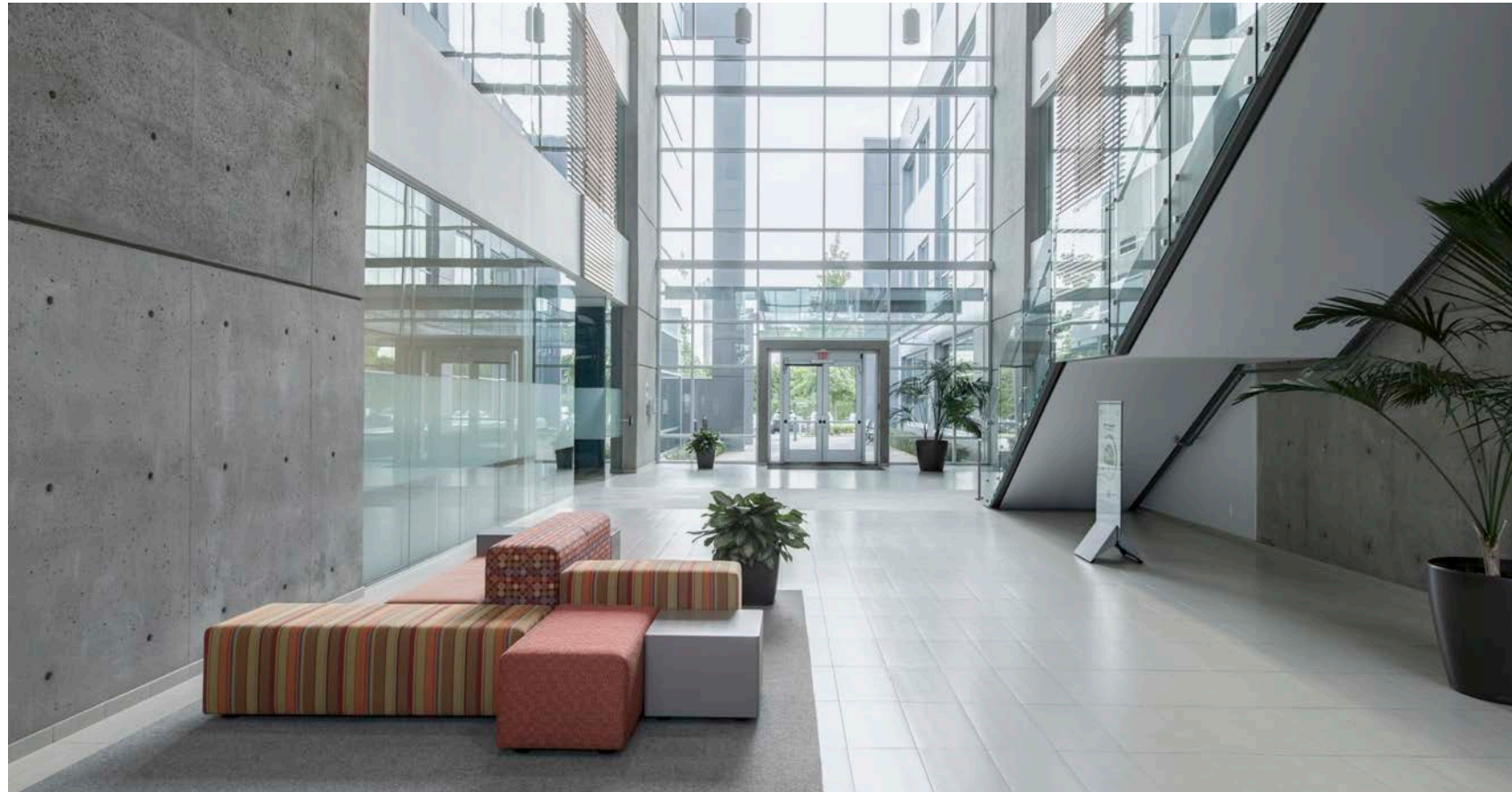


Ability to infill two office industrial buildings utilizing the excess land



Interior Gallery

13888 Wireless Way, Richmond, BC



Location Overview

Located in Richmond's desirable Crestwood area, 13888 Wireless Way is situated within one of the city's top business parks, offering excellent access to Highways 91, 99, and Westminster. Its central location ensures easy connections to Downtown Vancouver, Downtown Surrey, Vancouver International Airport, and major shopping centers such as Richmond Centre. Public transit is easily accessible with direct connections to the Canada Line.

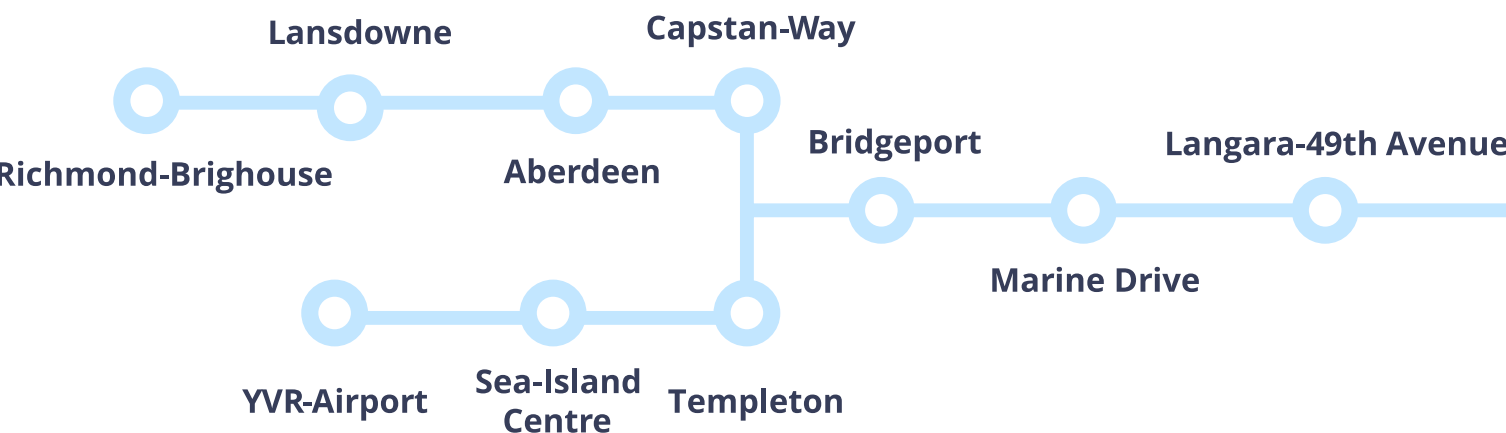
Richmond's economy supports over 140,000 jobs in various sectors, including services, retailing, tourism, technology industries, light manufacturing, airport services and aviation, agriculture, fishing, and government. In recent years, Richmond has emerged as a leading centre for high-tech industries. The city is projected to grow by 80,000 residents by 2041, further expanding its talent pool.

As Richmond transitions into a mixed-use suburban community, the area remains a prime location for businesses seeking flexibility, growth, and a strategic long-term base. Its adaptability and infrastructure make it an ideal environment for companies looking to expand.

AMENITIES WITHIN 5 KM

100+ Restaurants | 3 Malls | 31 Retail Services

CANADA LINE SKYTRAIN MAP



Land Use

13888 Wireless Way, Richmond, BC

Policy Area	Crestwood Area (East Cambie)	
Uses	General industrial uses and offices: <ul style="list-style-type: none">• child care• education, commercial• government service• health service, minor• industrial, general	<ul style="list-style-type: none">• broadcasting studio• manufacturing, custom indoor• office• parking, non accessory• recreation, indoor• restaurant
Permitted Density	1.0 FAR	
Max Height	3 storeys to a maximum of: <ul style="list-style-type: none">• 13.0m to the roof deck; and• 15.0m for mechanical equipment and architectural features only.	

Development Overview

Lot	Lot 1	Lot 2
Proposed Site Area	42,329 SF	173,911 SF
Proposed Density	0.98 FAR	0.72 FAR
Proposed Gross Floor Area	41,677 SF	124,883 SF
Proposed Parking Stalls	43 (1.03 stalls per 1,000 SF)	-
Total Parking Stalls	-	439 (3.82 stalls per 1,000 SF)

* Lot 2 has the potential for further subdivision into a smaller parcel of ~53,606 SF, which would create Lot 3. Development of Lot 3 would be subject to additional rezoning requirements.





13888 Wireless Way

RICHMOND, BC

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