

**SCHREDER**  
**BROTHERS**  
**REAL ESTATE GROUP**

## FOR LEASE

Unit 108 - 19055 34A Avenue  
Surrey, BC

### Office Unit in Campbell Valley

- » Central Location
- » Ample Visitor Parking
- » Quiet & Private Space
- » Well Appointed Finishes

**UPDESH GREWAL**  
Personal Real Estate Corporation

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®



## PROPERTY INFO

### RENTABLE AREA

Total: 515 ft<sup>2</sup>

### MONTHLY GROSS RENT

\$1,250.00 / month + GST

The Tenant will also be responsible for its proportionate share of utilities consumed.

## ZONING

### CD Zoning (Bylaw 17146)

Allows for office uses **\*excluding\*** the following: accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists, notary publics, real estate offices, and insurance offices.

## AVAILABILITY

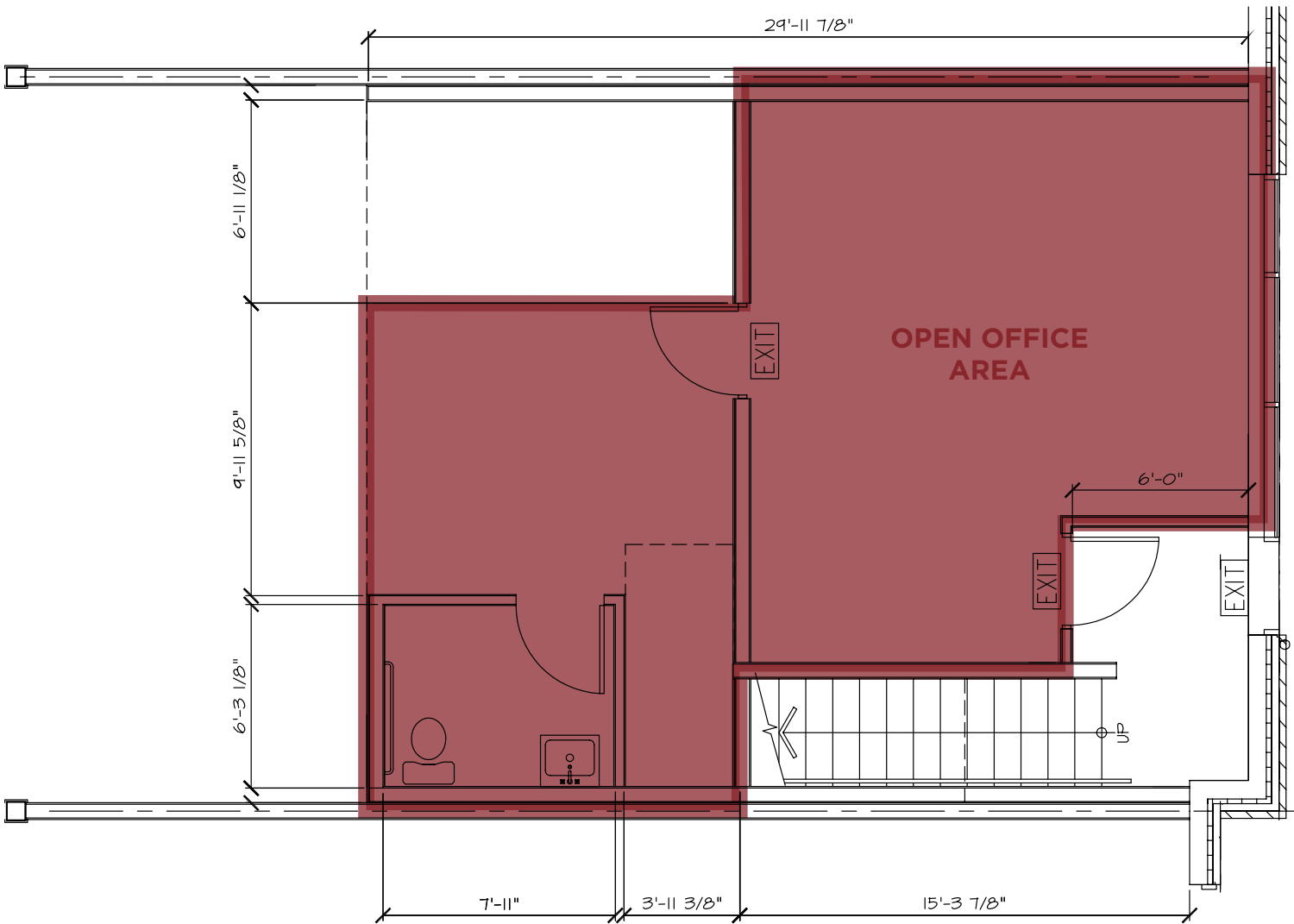
This unit is available for immediate occupancy.



## Unit 108 - 19055 34A Avenue (Surrey, BC)

Campbell Heights North Business Park's strategic location allows quick access to all major transportation corridors through metro Vancouver as well as the Canada/USA border. This ground floor office space with high end finishes measures 515 square feet and comes with one assigned parking stall with plenty of visitor street parking available.

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- » Quiet and Private Space



### FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



## DRIVE TIMES

|             |         |
|-------------|---------|
| CLOVERDALE  | 16 MINS |
| WHITE ROCK  | 23 MINS |
| DELTA       | 35 MINS |
| MAPLE RIDGE | 46 MINS |
| ABBOTSFORD  | 47 MINS |
| BURNABY     | 50 MINS |
| SURREY      | 52 MINS |

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