



FOR LEASE

206 - 16055 Fraser Highway
Surrey, BC

Second Floor Office Unit

- » Outstanding Central Location
- » Ample Parking
- » Recently Renovated
- » Quick Possession Available

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
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MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA
Unit 206 1,213 ft²

MONTHLY RENT

BASIC RENT
\$28.00 / ft² / per annum
ADDITIONAL RENT (2023)
\$12.00 / ft² / per annum
EST. GROSS RENT
\$4,043.33/ month + GST

ZONING

CD
(Comprehensive Development)
Intended to accommodate a wide variety of office and retail uses.



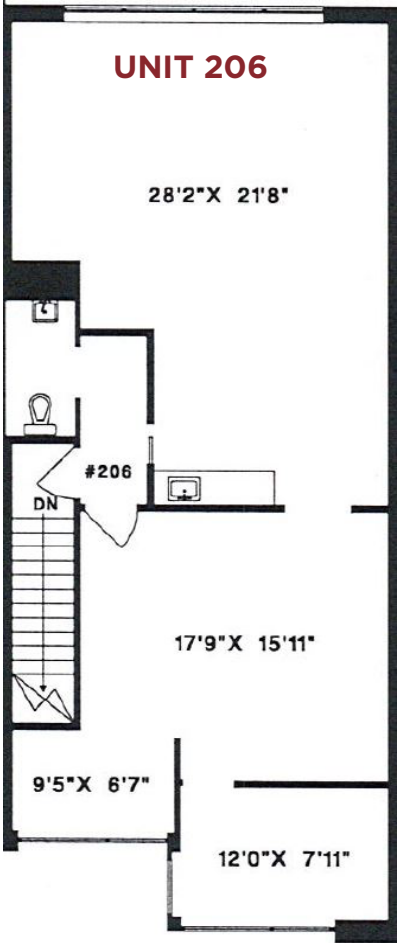
Unit 206 - 16055 Fraser Highway
(Surrey)

This listing presents the opportunity to lease a 1,213 square foot office unit on the second floor of this centrally located building in Fleetwood. The space has been recently updated with new flooring, paint, and lighting and is move-in ready.

CD zoning (Bylaw 13065) allows for a wide range of potential uses, however; please note that this opportunity is not suitable for daycare use.

- » Outstanding Central Location
- » Available Immediately
- » Plenty of parking and easy access

SECOND FLOOR



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

SURREY	15 MINS
LANGLEY	19 MINS
BURNABY	21 MINS
COQUITLAM	22 MINS
MAPLE RIDGE	25 MINS
WHITE ROCK	29 MINS
DELTA	34 MINS

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