



FOR LEASE

Unit 217 - 18525 53 Avenue
Surrey, BC

Fully Built Office Space

- » Rare Opportunity
- » Central Location
- » 4 Parking Stalls
- » Available on 90 Days Notice

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 2,059 ft²

BASIC RENT

\$17.50/ ft² / per annum

ADDITIONAL RENT

\$8.05 / ft² / per annum

EST. GROSS RENT

\$4,383.96 / month + GST

ZONING

IL (Light Impact Industrial)

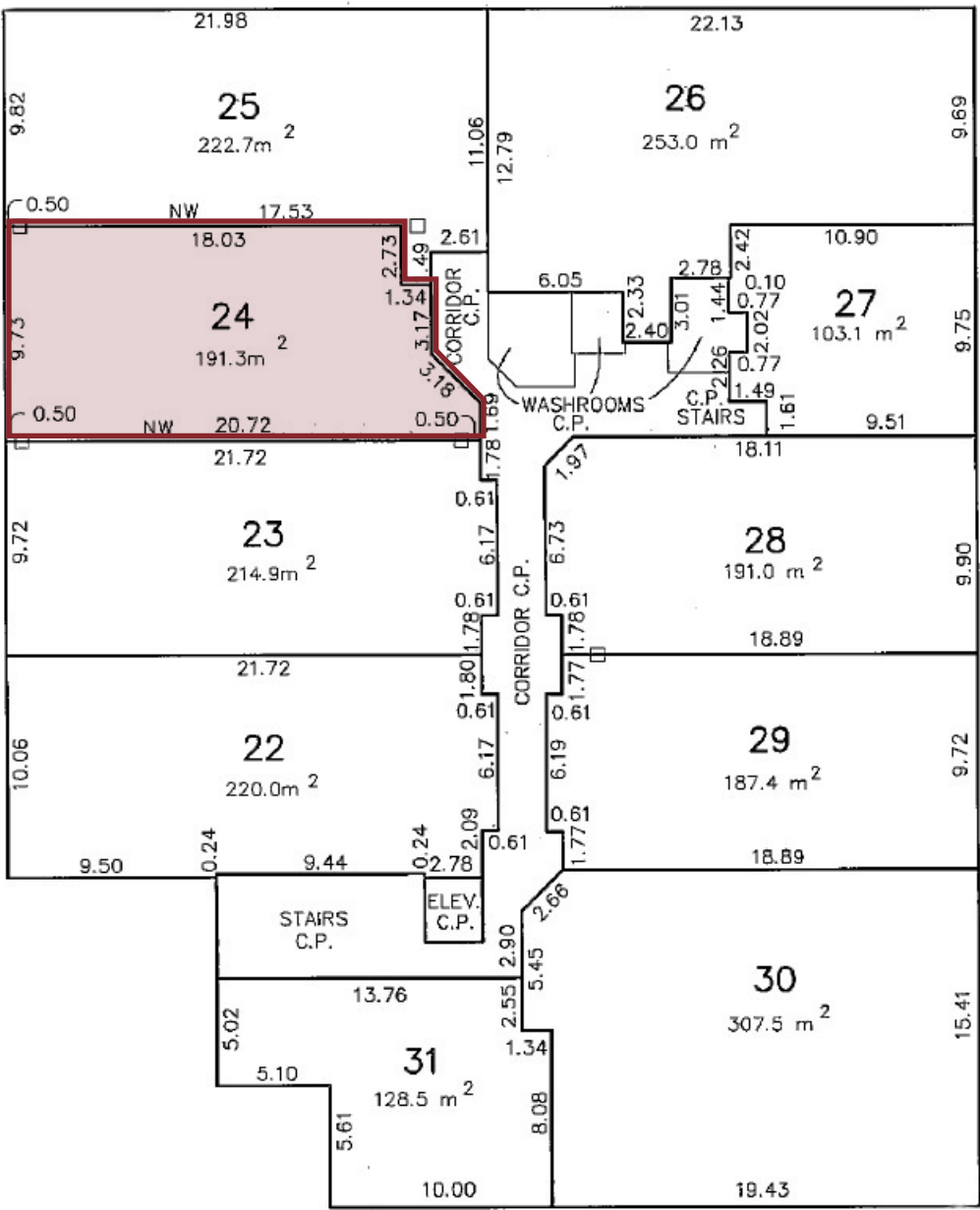
Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



Unit 217 - 18525 53 Avenue
(Surrey, BC)

Located near the corner of Hwy #10 & 184th Street in Cloverdale, this opportunity allows for easy access across the Fraser Valley and to the US border. The unit currently includes a welcoming reception area, 5 private offices, a spacious bullpen, a kitchen & lounge, and a copy room. The space has elevator access, but office uses are limited to Architectural and landscape architectural offices, Engineering and surveying offices, General contractor offices, Government offices, Utility company offices, or as otherwise defined in the city of Surrey's Light Impact Industrial Zone.

- » 4 Parking Stalls
- » Central Location
- » Fully Built Office Space



MEASUREMENTS

Please note that all measurements should be verified by the buyer if deemed important to them.



DRIVE TIMES

CLOVERDALE	7 MINS
WHITE ROCK	24 MINS
SURREY	33 MINS
MAPLE RIDGE	33 MINS
DELTA	34 MINS
BURNABY	34 MINS
ABBOTSFORD	42 MINS

JAMIE SCHREDER
Personal Real Estate Corporation

UPDESH GREWAL
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®

LORI NICOL
Unlicensed Assistant



☎ 604-530-0231

✉ COMMERCIAL@SCHREDERS.CA

🌐 WWW.SCHREDERS.CA