

ROYAL LEPAGE®

Wolstencroft Realty

**SCHREDER**  
BROTHERS  
REAL ESTATE GROUP



## FOR LEASE

Unit 217 - 18525 53 Avenue  
Surrey, BC

### Turn-Key Office Below Market Rates

- » Central Location
- » Plenty of Parking
- » Five Private Offices
- » Available on 90 Days' Notice

**UPDESH GREWAL**

Personal Real Estate Corporation

**JAMIE SCHREDER**

Personal Real Estate Corporation

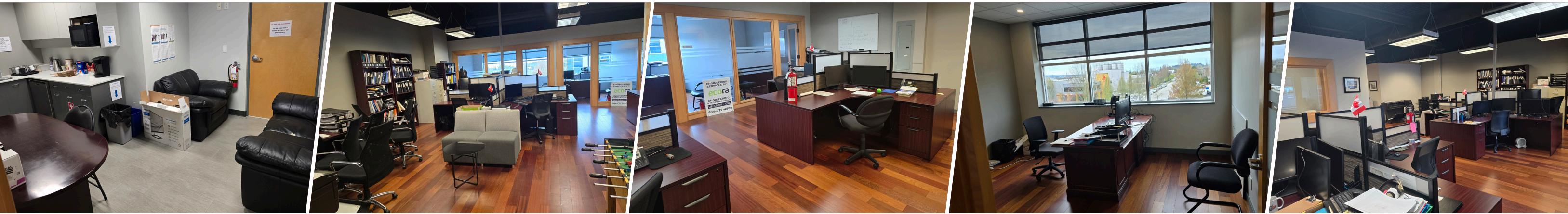
**MAGNUS HEANEY**

Commercial REALTOR®

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## PROPERTY INFO

### RENTABLE AREA

Office: 2,059 ft<sup>2</sup>

### BASIC RENT

\$17.50 / ft<sup>2</sup> / per annum

### ADDITIONAL RENT

\$8.05 / ft<sup>2</sup> / per annum

### EST. GROSS RENT

\$4,383.96 / month + GST

## ZONING

### IL (Light Impact Industrial)

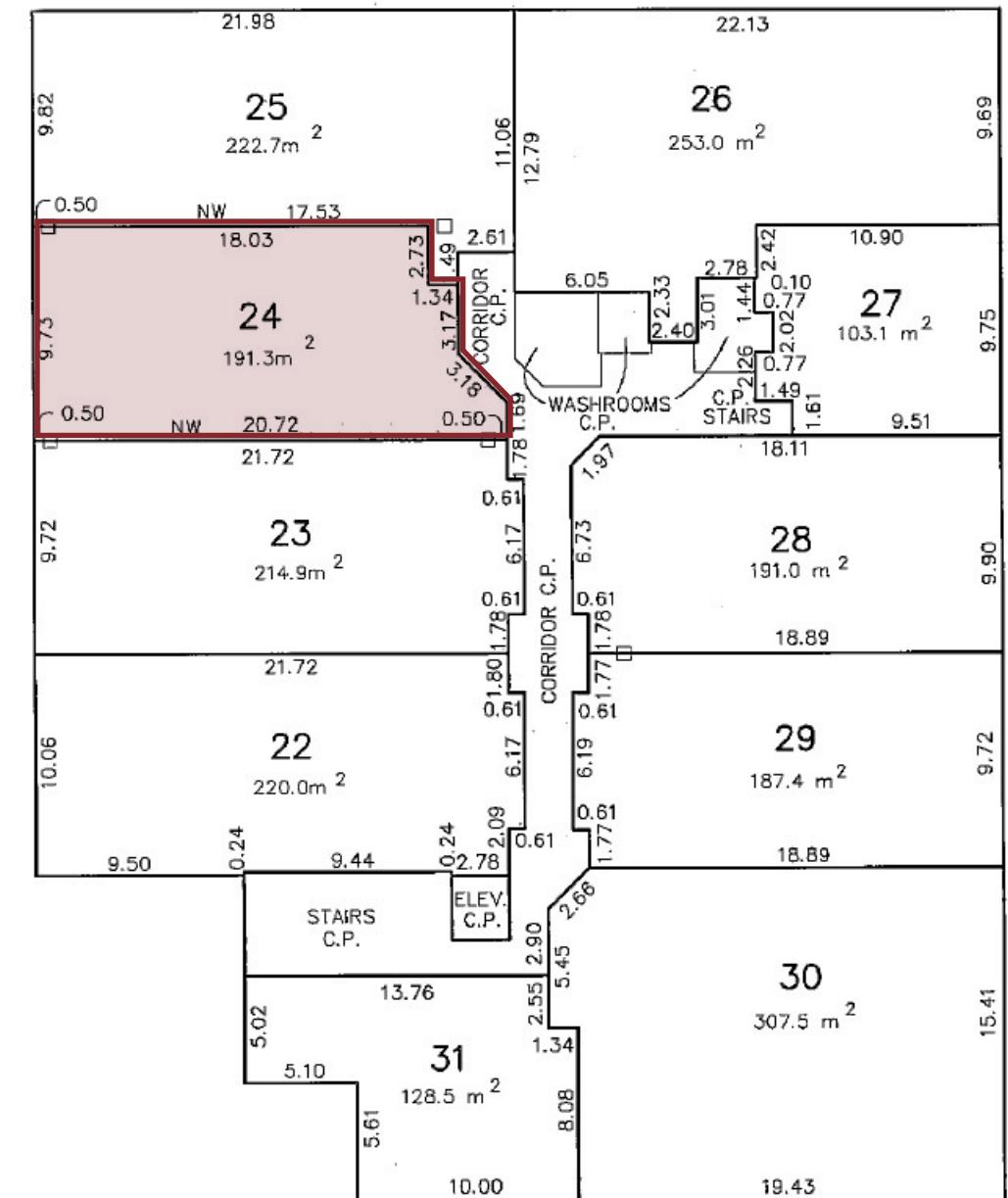
Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



## Unit 217 - 18525 53 Avenue (Surrey, BC)

Centrally located in Cloverdale, this turn-key office strata unit includes a welcoming reception area, five private offices, a spacious bullpen, a full kitchen, and a copy room. The space has elevator access and comes with four reserved parking stalls (in addition to plenty of visitor parking). The space is available for occupancy with 90 days' notice.

- » Four Reserved Parking Stalls & Visitor Parking
- » Centrally Located
- » Fully Improved and Move-In Ready



## 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

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