



## FOR LEASE

Units C1 & C2 - 15777 Marine Drive  
White Rock, BC

### Move-In Ready Retail/Office Space

- » High Traffic Location
- » Great Natural Light Exposure
- » 3-Phase / 100-AMP / 240-Volt Power Supply
- » Available Immediately

**UPDESH GREWAL**  
Personal Real Estate Corporation

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®





PROPERTY INFO

RENTABLE AREA

Retail/Office: 1,217 ft<sup>2</sup>

BASIC RENT

\$31.00/ ft<sup>2</sup> / per annum

ADDITIONAL RENT

\$19.87 / ft<sup>2</sup> / per annum

EST. GROSS RENT

\$5,159.07/ month + GST

ZONING

CR-4 (Waterfront Commercial)

Flexible zoning allowing multiple retail and office uses. Please note this property is not suitable for childcare users.

AVAILABILITY

Available for Immediate Occupancy

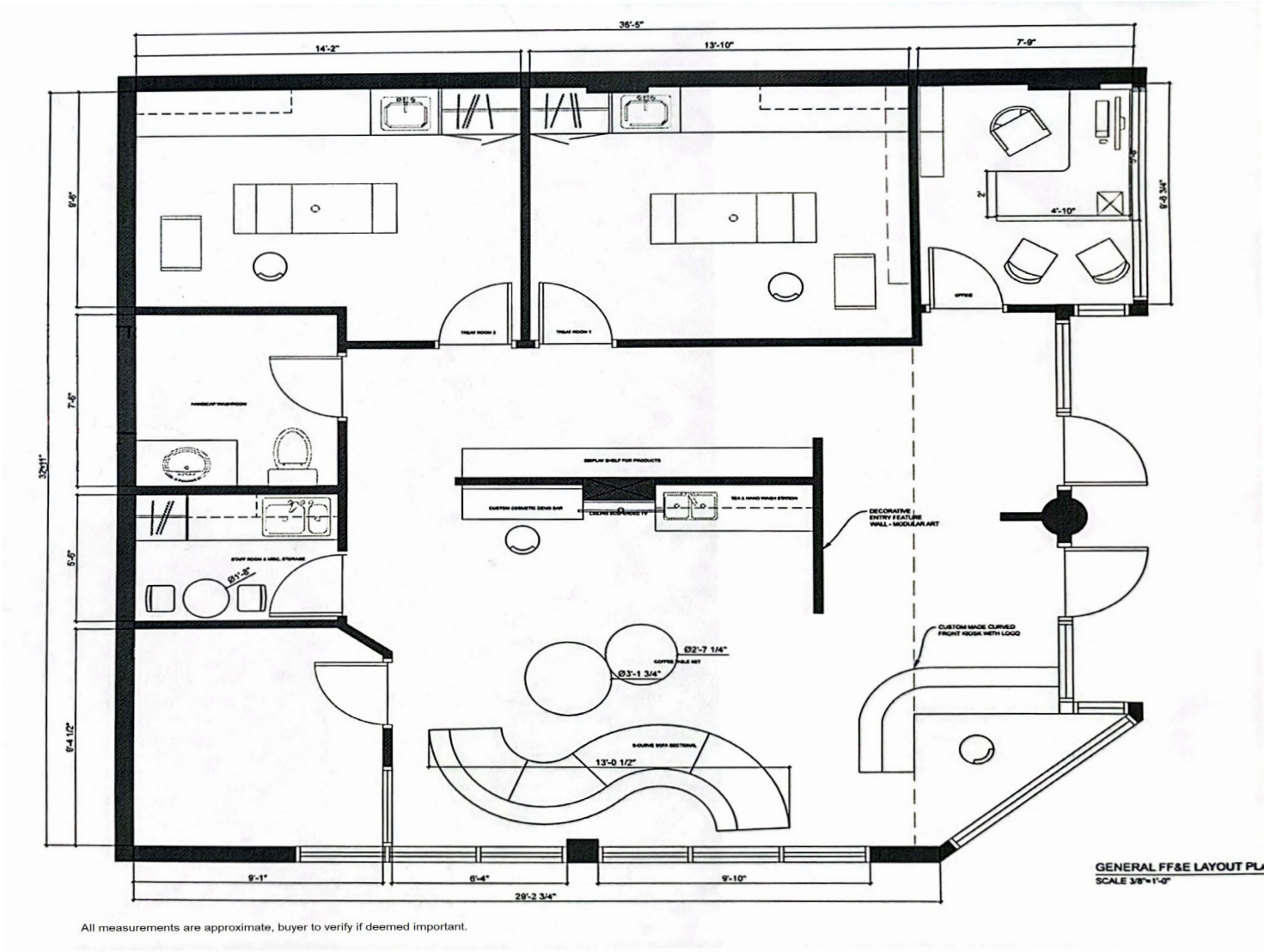


Units C1 & C2 - 15777 Marine Drive

Located along the East Beach waterfront in White Rock this move-in ready 1,217 square foot retail/office space currently includes a large and welcoming reception area, four private offices (two of which have sinks installed), one wheelchair accessible washroom, and one kitchenette. The unit is available immediately and comes with two reserved parking stalls with an option to rent additional parking on a monthly basis in the lot across the street.

CR-4 zoning allows for a wide range of potential uses, however; please note that this unit is not suitable for daycare users.

- » High Traffic Location
- » Two Reserved Parking Stalls
- » 3-Phase / 100-AMP / 240-Volt Power Supply



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
DELTA	25 MINS
SURREY	30 MINS
BURNABY	40 MINS
MAPLE RIDGE	42 MINS
ABBOTSFORD	46 MINS
VANCOUVER	53 MINS

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