

SCHREDER

BROTHERS

REAL ESTATE GROUP



FOR LEASE

Unit 105 - 19289 Langley Bypass
Surrey, BC

Two Storey Office/Retail Unit

- » Outstanding Central Location
- » Lots of Natural Light
- » Office Furniture Included
- » Available Immediately

JAMIE SCHREDER

Personal Real Estate Corporation

ROYAL LEPAGE

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INDEPENDENTLY OWNED AND OPERATED, BROKER

UPDESH GREWAL

Personal Real Estate Corporation

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PROPERTY INFO

RENTABLE AREA

Office: 2,086 ft²

BASIC RENT

\$20.00/ ft² / per annum

ADDITIONAL RENT

\$6.00/ ft² / per annum

EST. GROSS RENT

\$4,519.67 / month + GST

ZONING

CHI (Highway Commerical Industrial)

Accommodates a wide range of retail and office uses. Please note this property is not suitable for childcare centers, restaurants, or automotive uses.

TRAFFIC COUNT

Over 33,000 vehicles per day
(according to 2014 traffic studies)

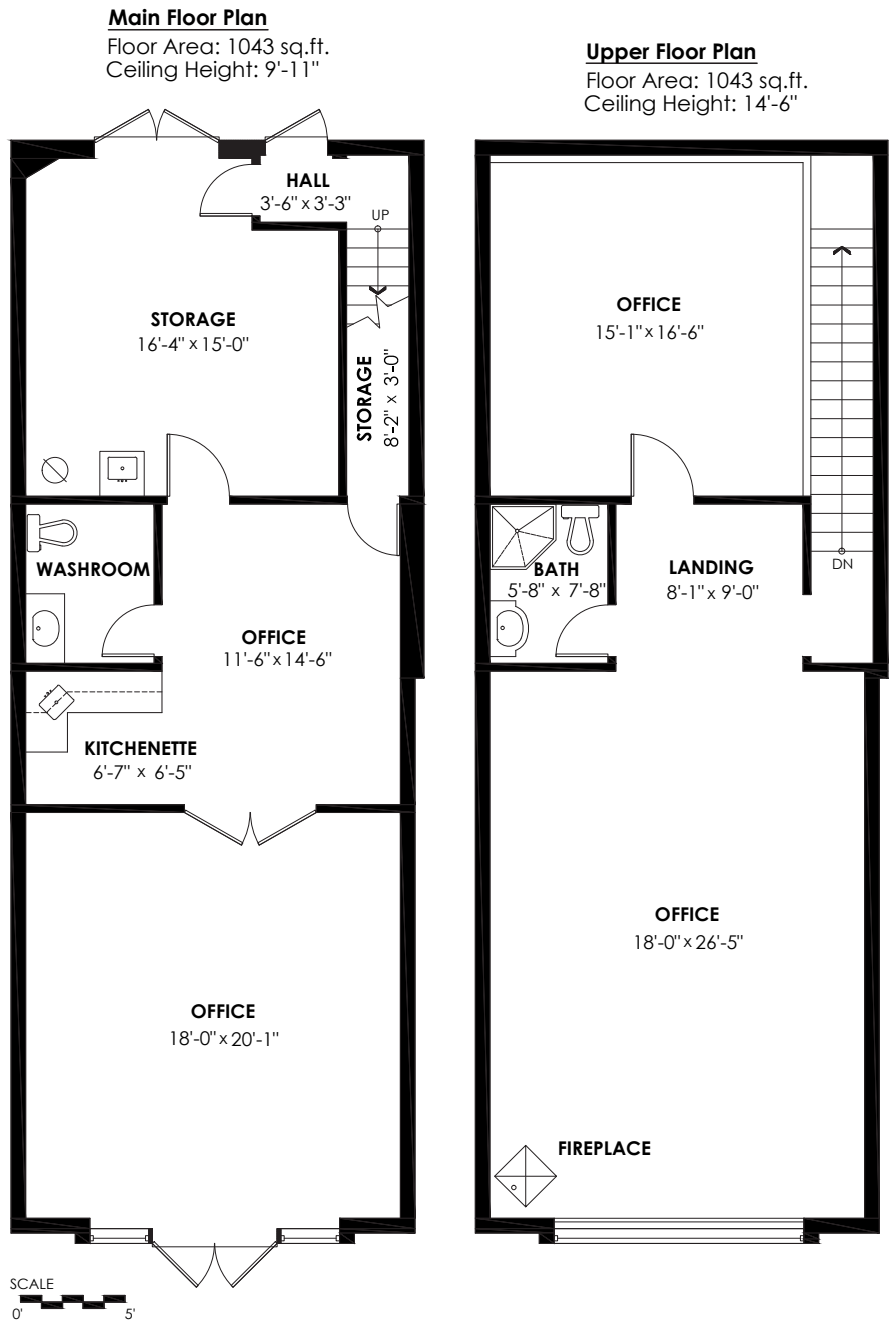


Unit 105 - 19289 Langley Bypass

Located near the border of Surrey and Langley, Sunrise Centre is set right next to the Langley Bypass offering an outstanding high-traffic and central location. This 2,086 square foot office/retail unit features lots of natural light, tall ceilings, two washrooms, and one kitchenette. The six brand new office desks can be included in the lease at no extra charge if desired. Highway Commercial (CHI) zoning allows for a wide range of uses. The space is available for immediate occupancy.

Please note this property is not suitable for childcare centers, restaurants, or automotive uses.

- » Outstanding Central Location
- » Office Furniture Included (If Desired)
- » Available Immediately



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



DRIVE TIMES

LANGLEY	9 MINS
WHITEROCK	24 MINS
SURREY	29 MINS
MAPLE RIDGE	29 MINS
DELTA	34 MINS
ABBOTSFORD	37 MINS
VANCOUVER	55 MINS

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Unlicensed Assistant



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