

# SCHREDER

## BROTHERS

### REAL ESTATE GROUP

## FOR LEASE

Unit 111 - 6039 196 Street  
Surrey, BC

### High-Quality Office Space

- » Steps from Future SkyTrain Station
- » Central Location
- » High Traffic Exposure
- » 5 Parking Stalls

**UPDESH GREWAL**  
Personal Real Estate Corporation

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 2,075 ft²

BASIC RENT

\$25.00/ ft² / per annum

ADDITIONAL RENT

\$8.75 / ft² / per annum

EST. GROSS RENT

\$5,835.94 / month + GST

ZONING

CHI (Highway Commercial Industrial)

Allows for office uses limited to "engineering and surveying offices, general contractor offices, government offices, and utility company offices."



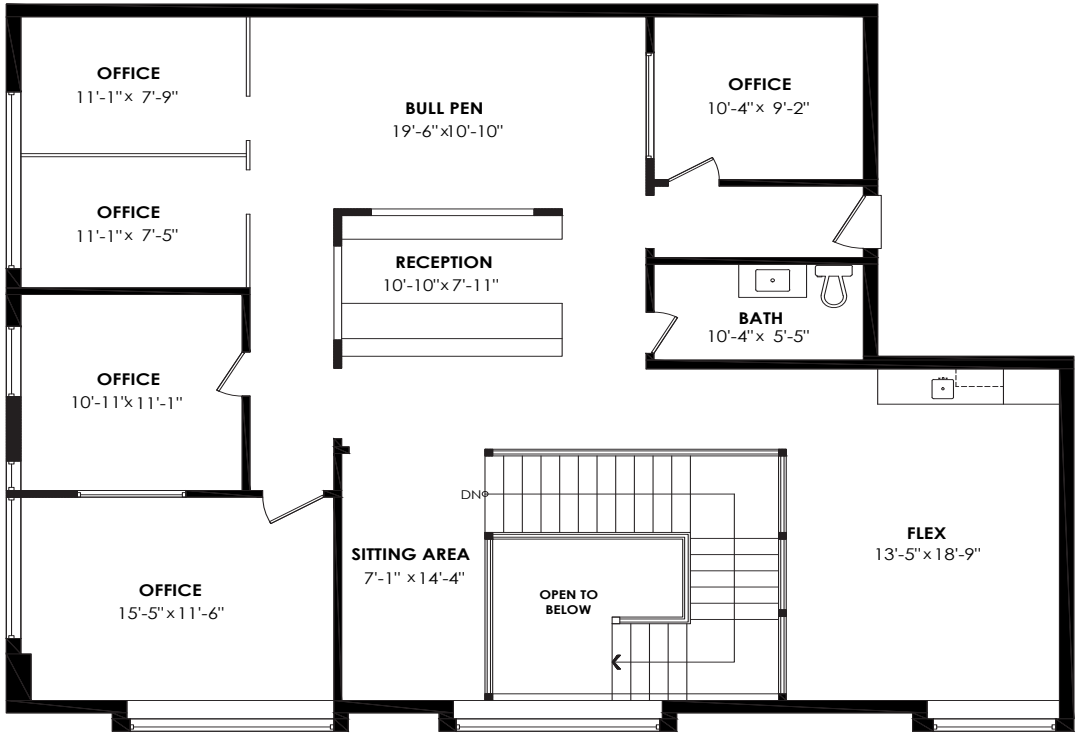
Unit 111 - 6039 196 Street (Surrey, BC)

This exceptional property offers high-quality office space in a high-traffic area just steps away from the future Willowbrook SkyTrain station. The unit features a warm, welcoming reception area; five private offices; an open-concept bullpen, a large boardroom, one kitchenette; and one washroom. There is also additional storage space accessible via the ground floor foyer. The space comes with five reserved parking stalls and is available for occupancy with sixty days' notice.

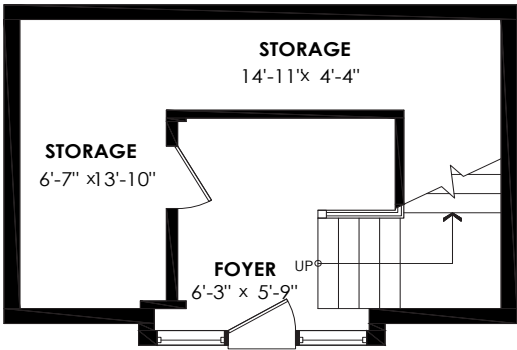
Please note this property is not suitable for childcare users.

- » High Quality Finishes
- » Central, High-Traffic Location
- » 5 Parking Stalls

Main Floor Plan  
Floor Area: 1763 sq.ft.  
Ceiling Height: 10'



Lower Floor Plan  
Floor Area: 312 sq.ft.  
Ceiling Height: 12'-3"



FLOORPLAN & MEASUREMENTS

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



## DRIVE TIMES

CLOVERDALE	14 MINS
WHITE ROCK	32 MINS
MAPLE RIDGE	36 MINS
BURNABY	39 MINS
SURREY	40 MINS
DELTA	45 MINS
ABBOTSFORD	45 MINS

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