



## FOR LEASE

Units C3 & C4 - 15777 Marine Drive  
White Rock, BC

### Modern Office Unit

- » Great Natural Light Exposure
- » Turn-Key, Modern Build-Out
- » High Traffic Location
- » Plenty of Parking Available

## JAMIE SCHREDER

Personal Real Estate Corporation

ROYAL LEPAGE  
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## UPDESH GREWAL

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604-530-0231

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## PROPERTY INFO

### RENTABLE AREA

Office: 1,955 ft<sup>2</sup>

### BASIC RENT

\$32.50/ ft<sup>2</sup> / per annum

### ADDITIONAL RENT

\$14.71 / ft<sup>2</sup> / per annum

### EST. GROSS RENT

\$7,691.30/ month + GST

## ZONING

### CR-4

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

## AVAILABILITY

Available for Immediate Occupancy

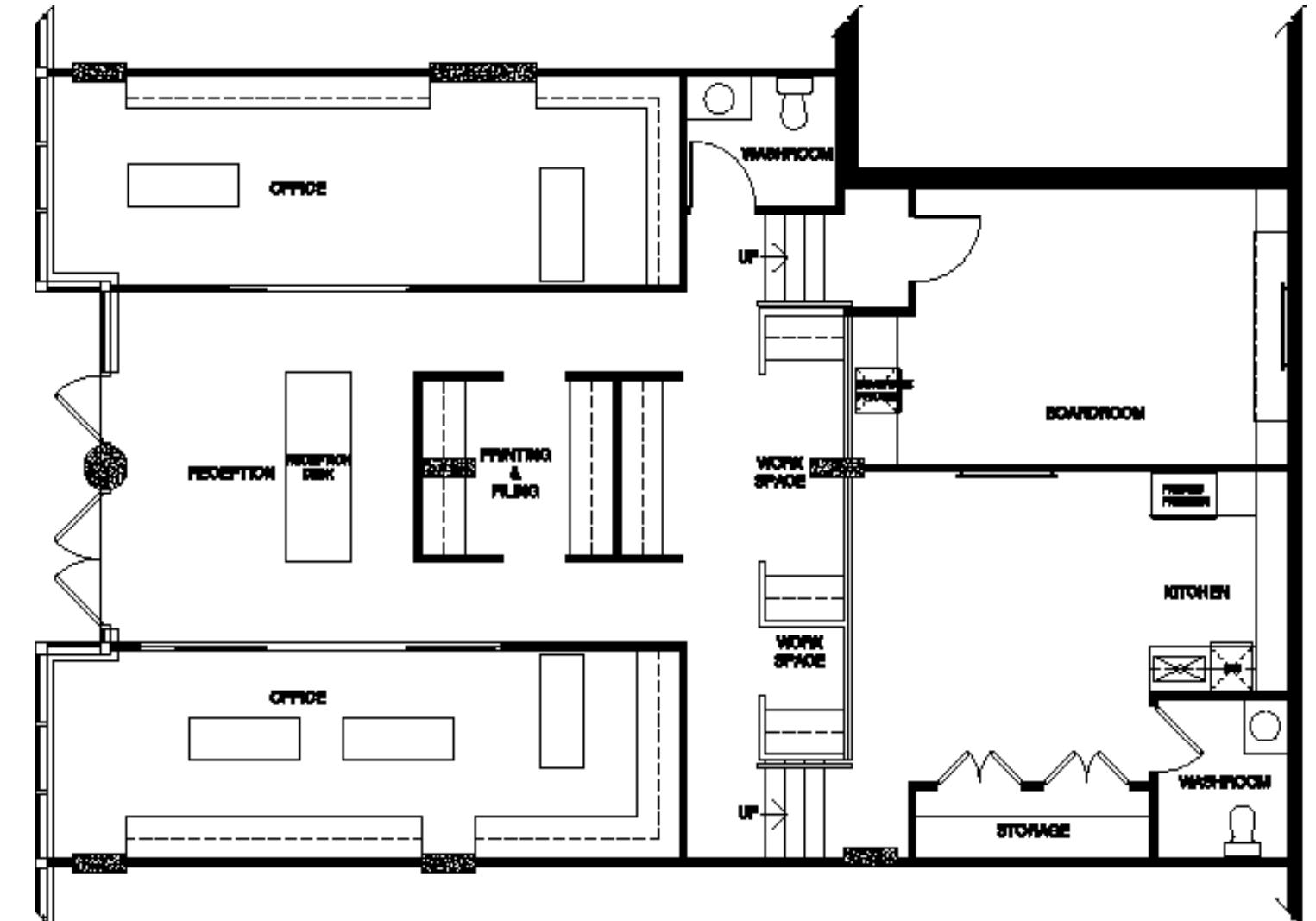


## Units C3 & C4 - 15777 Marine Drive

This is an opportunity to lease a one of a kind office space. Located along the East Beach waterfront in White Rock, this well appointed 1,955 square foot office space includes multiple adaptable work areas complete with a large and welcoming reception area; built in shelving and furniture; a printing and filing area; a large boardroom and kitchen; and multiple storage spaces. CR-4 zoning allows for a wide range of potential uses, however; please note that this property is not suitable for childcare users.

In addition to visitor and street parking, the unit comes with three reserved parking stalls with an option to rent additional reserved parking on a monthly basis at the Semiahmoo First Nations Parking lot across the street.

- » Turn-Key, Modern Build-Out
- » High Traffic Location
- » Additional Monthly Parking Available



## 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
LANGLEY	23 MINS
SURREY	29 MINS
RICHMOND	33 MINS
BURNABY	38 MINS
ABBOTSFORD	45 MINS
VANCOUVER	52 MINS

**JAMIE SCHREDER**  
Personal Real Estate Corporation

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Commercial Realtor

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