

SCHREDER
BROTHERS
REAL ESTATE GROUP

FOR SUB-LEASE

114 - 8645 160 Street
Surrey, BC

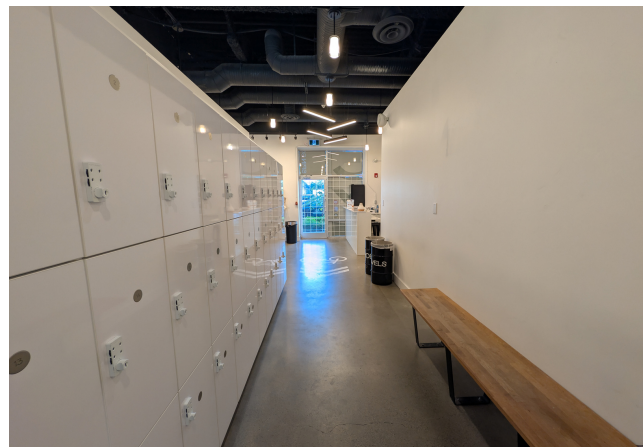
Retail/Office Space in Fleetwood

- » Central Location
- » Modern Finishes
- » Ample On-Site Parking
- » Available Immediately

JAMIE SCHREDER
Personal Real Estate Corporation

CORY SCHREDER
Personal Real Estate Corporation

UPDESH GREWAL
Personal Real Estate Corporation



PROPERTY INFO

AREA

Total: 2,215 ft²

BASIC RENT

\$35.00 / ft² / per annum

ADDITIONAL RENT

\$12.98 / ft² / per annum

EST. GROSS RENT

\$8,856.31 / month + GST

ZONING

CD (Bylaw No. 16980)

Intended to accommodate a wide range of office and retail uses.

POWER SUPPLY

3-Phase / 400-AMP / 208-Volt

Tenant to verify power supply is sufficient for its intended use



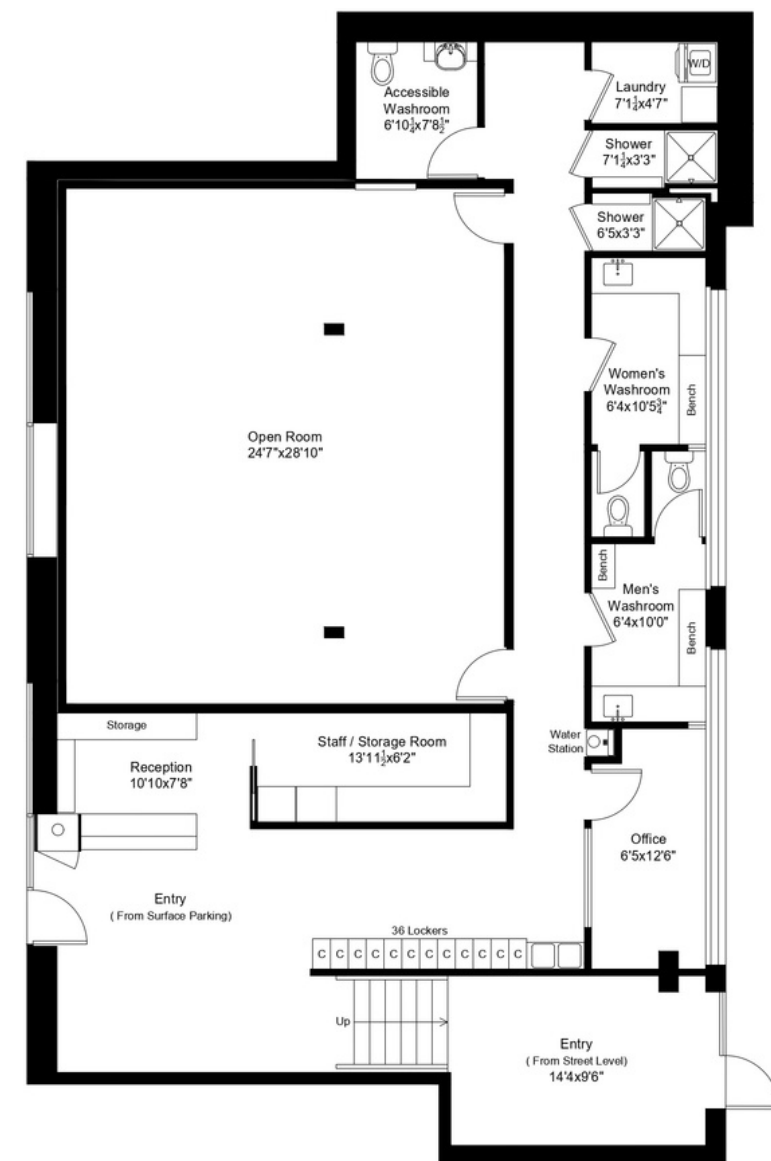
109 - 8468 162 Street (Surrey, BC)

This is an exceptional opportunity to sub-lease a centrally located retail/office unit below market rent in Fleetwood. This 2,215 square foot space features modern finishes and a highly versatile layout. The unit has a welcoming foyer, one large room, a private office, and multiple storage areas.

The premises are fully equipped with three washrooms, two showers, and convenient in-suite laundry; and there is a robust 3-Phase / 400-AMP / 208-Volt power supply, along with complete heat and air conditioning for year-round comfort. Staff and clients alike will appreciate having plenty of open on-site parking options available. The space is available immediately.

All inquiries must go through the listing broker. Please do not disturb on-site staff or guests.

- » Centrally Located
- » Ample On-Site Parking
- » Available Immediately



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	13 MINS
SURREY	18 MINS
BURNABY	22 MINS
LANGLEY	27 MINS
MAPLE RIDGE	29 MINS
ABBOTSFORD	30 MINS
DELTA	39 MINS

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LORI NICOL

Unlicensed Assistant



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