

SCHREDER

BROTHERS
REAL ESTATE GROUP



FOR SUB-LEASE

102 - 5668 192 Street
Surrey, BC

Ground Floor Office Unit

- » Central Location
- » Turn-Key Opportunity
- » Five Private Offices
- » Five Parking Stalls

JAMIE SCHREDER
Personal Real Estate Corporation

CORY SCHREDER
Personal Real Estate Corporation

UPDESH GREWAL
Personal Real Estate Corporation



PROPERTY INFO

AREA
Total: 1,600 ft²

GROSS RENT
\$40.52 / ft² / per annum

GROSS RENT
\$64,831.08/ per annum

EST. GROSS RENT
\$5,402.59 / month + GST

ZONING

CD (Bylaw No. 13531)
Intended to accommodate a wide range of office and retail uses.

POWER SUPPLY

3-Phase / 100-AMP / 120/240-Volt
Tenant to verify power supply is sufficient for its intended use

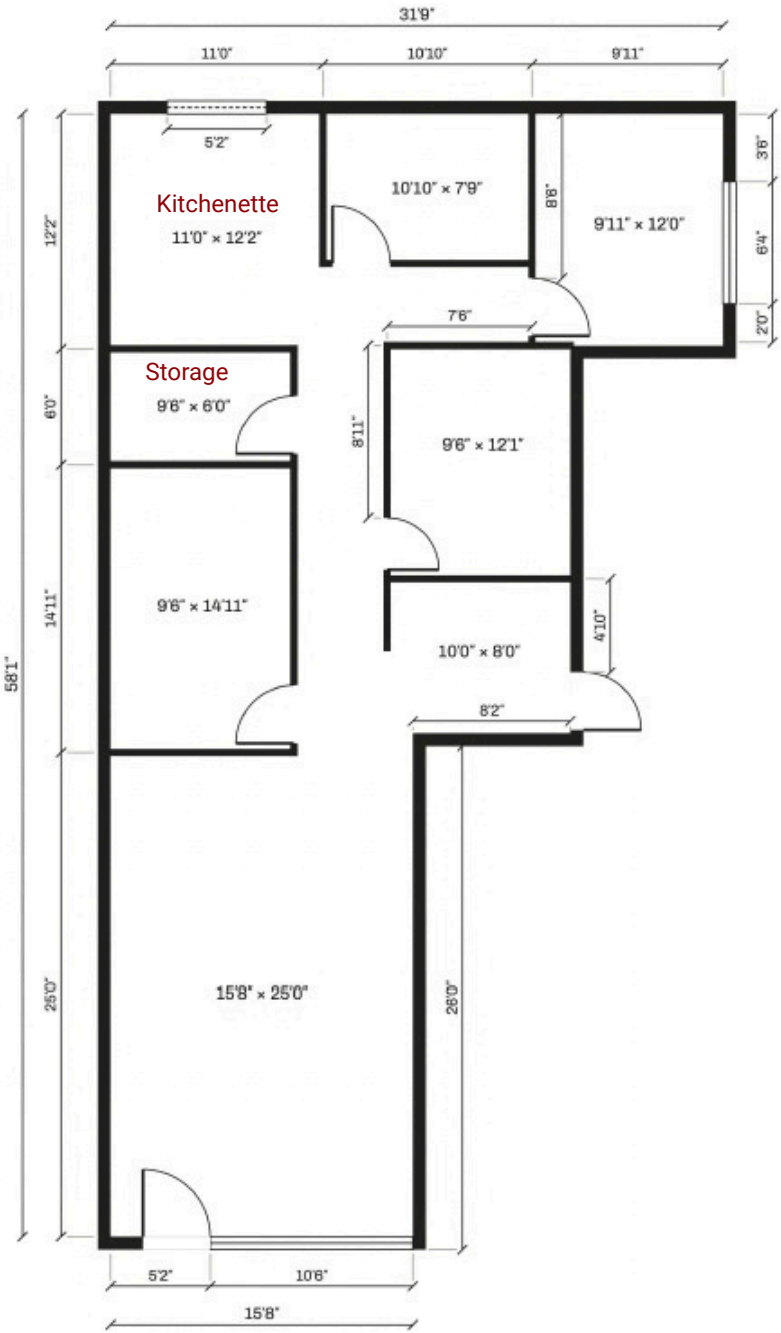


102 - 5668 192 Street (Surrey, BC)

Positioned in an outstanding central location at the Surrey and Langley border just one block off Highway 10; this 1,600 square foot ground floor office space offers a fantastic turnkey opportunity. The highly functional layout features a large reception and bullpen area, five private offices, and a new kitchenette. All existing office furniture can be included if desired. The property provides excellent accessibility with three reserved parking stalls and two additional stalls available. Businesses looking to grow will also appreciate the unique option to add an additional 500 square feet to the footprint if desired.

The flexible zoning accommodates a wide range of professional office users and limited retail applications; however, please note that the space is not available for daycare operators and is not suitable for restaurants.

- » Centrally Located
- » Five Private Offices
- » Flexible Zoning



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	10 MINS
LANGLEY	10 MINS
SURREY	33 MINS
BURNABY	33 MINS
DELTA	35 MINS
ABBOTSFORD	39 MINS
MAPLE RIDGE	40 MINS

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LORI NICOL

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