

# COMMERCIAL REAL ESTATE

15350 Croydon Drive  
South Surrey, BC

## FOR LEASE



## Highlights:

- Brand new “A” class offices
- Design your own office space!
- Turn-key delivery
- Exclusive South Surrey address

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RE/MAX Commercial Advantage  
#500-889 West Pender Street  
Vancouver, BC V6C 3B2

\* Personal Real Estate Corporation

Each office is independently Owned & Operated

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### the Location

Located near the juncture of 152 Street, 32nd Avenue, King George Blvd and Highway 91 in South Surrey.

### the Iconic Building

- Four stories of glass nestled in the trees of Morgan Heights with a Croydon Drive address
- Natural and bright with 13 foot ceilings with fresh air operable windows
- 14,000 square foot Floorplates
- Three parking stalls per 1,000 sq.ft.

### the Innovation the Opportunity

What is the future of work?  
How do you increase productivity and workplace happiness?

The answer is Office Design  
and here's your opportunity!



## INNOVATION IN OFFICE DESIGN



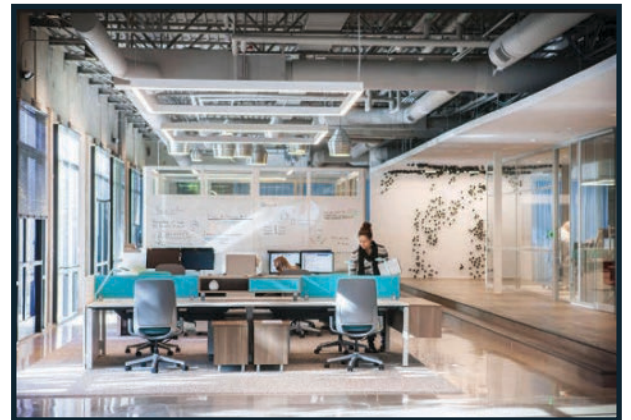
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	Rentable SqFt (approx)	Basic Rent (psf)	Ops/Taxes (est. 2019)	Monthly Gross Rent
<b>Retail Services Floor</b>				
#101 (East Front)	1,300	\$35	\$12	\$5,092
#102 (Middle)	875	\$33	\$12	\$3,281
#103 (Lobby)	750	\$33	\$12	\$2,812
<del>#104</del>	<del>9,975</del>	<del>\$35</del>	<del>\$12</del>	<del>LEASED</del>
<del>#105 (West Front)</del>	<del>1,100</del>	<del>\$37</del>	<del>\$12</del>	<del>LEASED</del>
<b>Second Floor</b>				
#201	<b>LEASED</b>			
#202 (East)	2,050	\$33	\$12	\$7,688
#203 (East/West)	3,215	\$30	\$12	\$11,252
#204 (West)	1,872	\$30	\$12	\$6,552
<b>Third Floor</b>				
#301	7,000	\$33	\$12	\$26,250
#302	7,000	\$33	\$12	\$26,250
<b>Fourth Floor Penthouse Level</b>				
#401	14,000	\$35	\$12	\$54,833



## RENT SCHEDULE

Rates include a turn-key build-out of your perfect office space \*  
Work with our space planner to design your new offices

\* Building standard finishes and market standard # of offices.  
Extras are available (billed separately)



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Multifunctional courtyard plaza for both buildings

Healthcare services floor

Retail including cafe's, eateries and services

60% natural lighting with open grid offices

Window wall system with vision panes

LEED accreditation option with BC Hydro  
energy efficient design

Natural ventilation with operable windows



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## BUILDING PHOTOS

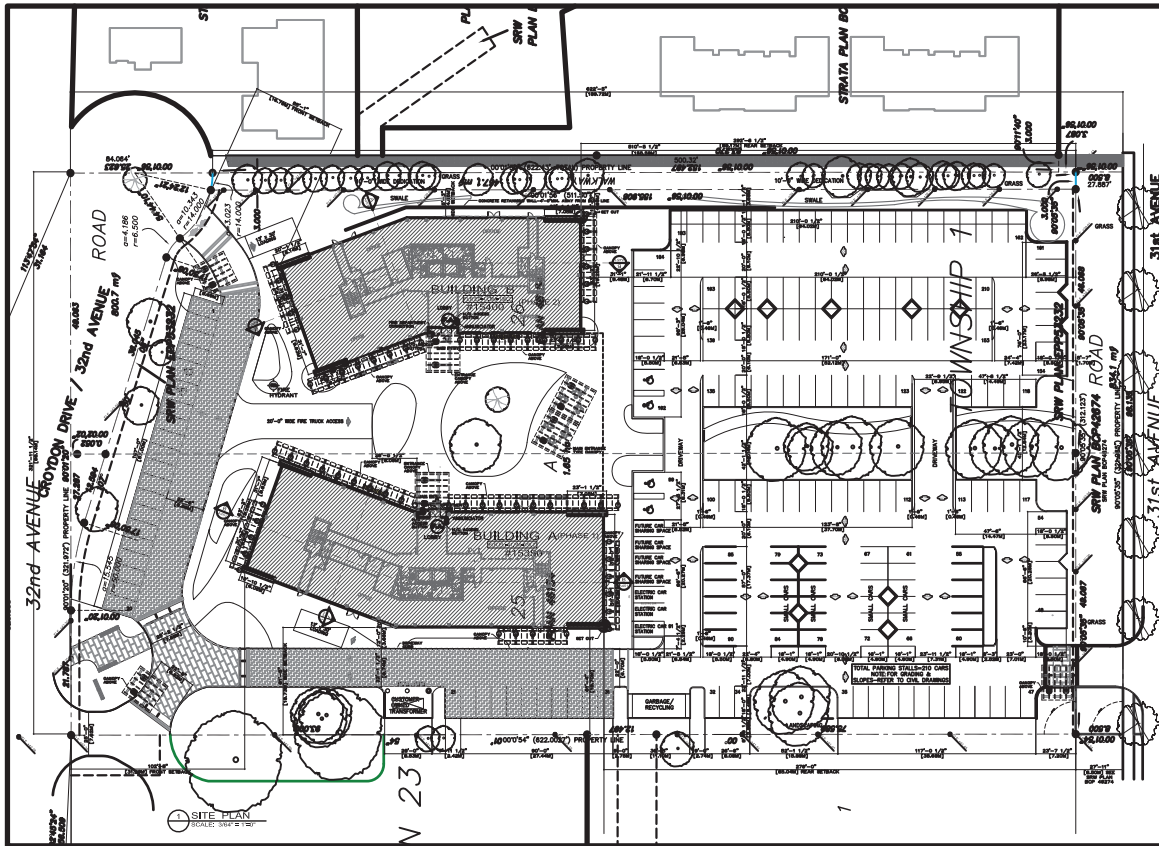


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## SITE PLAN

Zoning: IB-3 (Business Park)

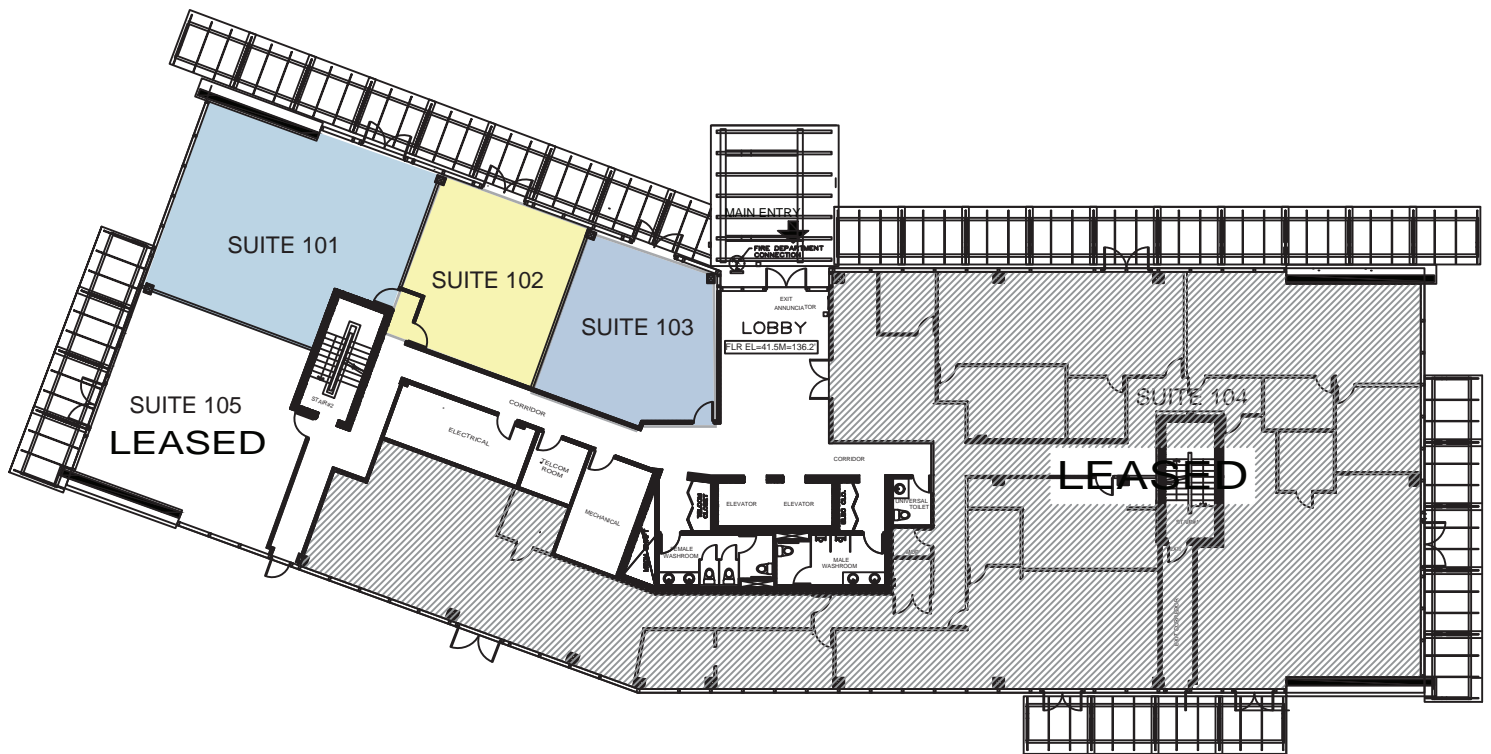


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## RETAIL SERVICES FLOOR PLAN

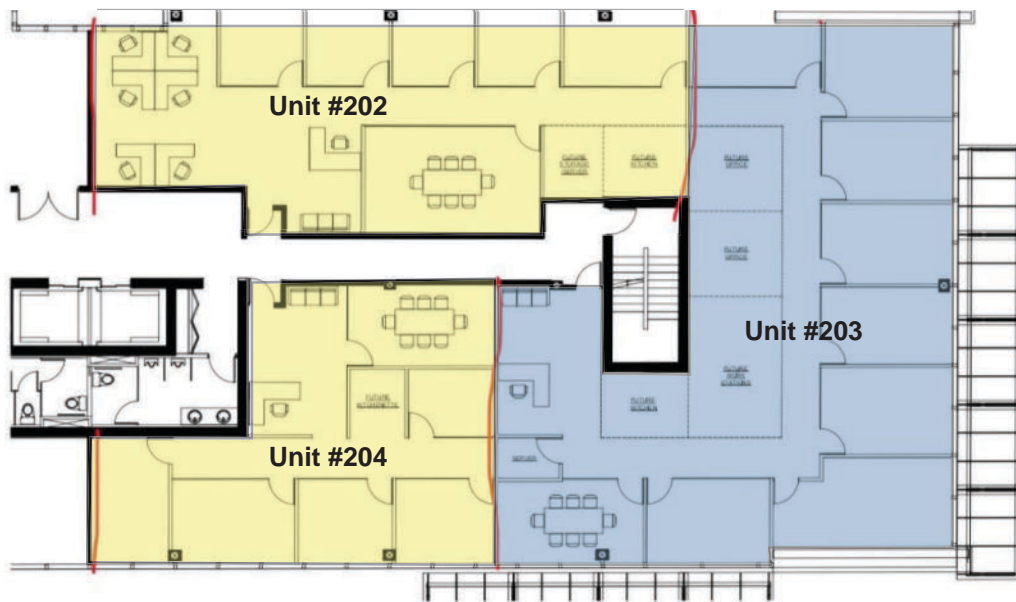


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SECOND FLOOR  
OFFICE LAYOUTS



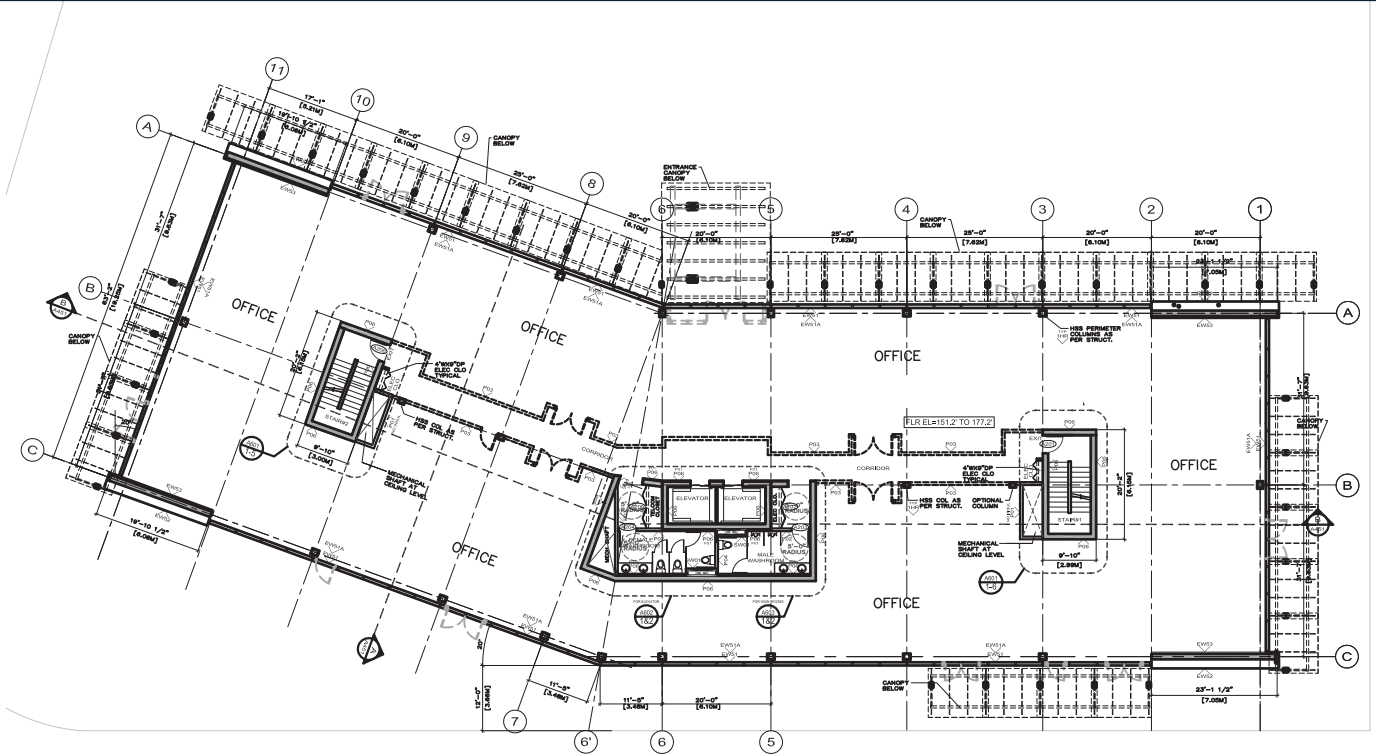
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FLOOR PLAN  
(3rd & 4th Floors)



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