

For Lease

New Modern Executive Offices Morgan Heights - South Surrey

Location

15350 Croydon Drive | South Surrey

RE/MAX Commercial Advantage

Contact

Rachel McGladery
604.290.8777
rachel@mcgladery.ca

Joshua McGladery
604.418.2690
joshua@mcgladery.ca

Ryan Schwartz
604.790.2558
ryan@fvcre.com

Modern New Offices



HIGHLIGHTS

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

RE/MAX
COMMERCIAL

#500-889 West Pender St. Vancouver



For Lease

Morgan Heights / South Surrey

15350 Croydon Drive

Bright new office space.



OPPORTUNITY

- Four stories of glass nestled in the trees of Morgan Heights with a Croydon Drive address
- Natural and bright with 13 foot ceilings
- 14,000 square foot Floorplates
- Three parking stalls per 1,000 sq.ft.
- Sister building across landscaped courtyard - coming soon!

LOCATION

Located near the juncture of 152 Street, 32nd Avenue, King George Blvd and Highway 91 in South Surrey. Close to Cactus Club, The Keg and Morgan Creek Golf Course

INNOVATIVE OFFICE DESIGN

What is the future of work?

How do you increase productivity and workplace happiness?

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

- Multifunctional courtyard plaza for both buildings
- Healthcare services floor
- Retail including cafe's, printing and health supply
- 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



RE/MAX Commercial Advantage



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage

For Lease

Morgan Heights / South Surrey

15350 Croydon Drive

Design your office to suit
your business.

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)

DETAILS

	RENTABLE SQ FT (APPROX)	BASIC RENT (PSF)	OPS / TAXES (EST. 2019)	MONTHLY GROSS RENT
RETAIL SERVICES FLOOR				
#101 (East Front)	LEASED			
#102	LEASED			
#103 (Lobby)	796	\$33	\$12	\$2,985 UNDER CONTRACT
#104	LEASED			
#105	LEASED			
SECOND FLOOR				
#201	LEASED			
#202 (East)	2,108	\$33	\$12	\$7,905
#203 (East West)	3,035	\$30	\$12	\$10,623
#204 (West)	1,497	\$30	\$12	\$5,240
THIRD FLOOR (can be demised to smaller units)				
#301	LEASED			
#302	LEASED			
FORTH FLOOR				
#401	13,494	\$35	\$12	\$52,852

RE/MAX Commercial Advantage



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage

For Lease

Morgan Heights / South Surrey

15350 Croydon Drive

Walk or Bike to Work

**Electric Vehical Charging
on Site**



SITE PLAN: ZONING IB-3 (BUSINESS PARK)



RE/MAX Commercial Advantage



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage

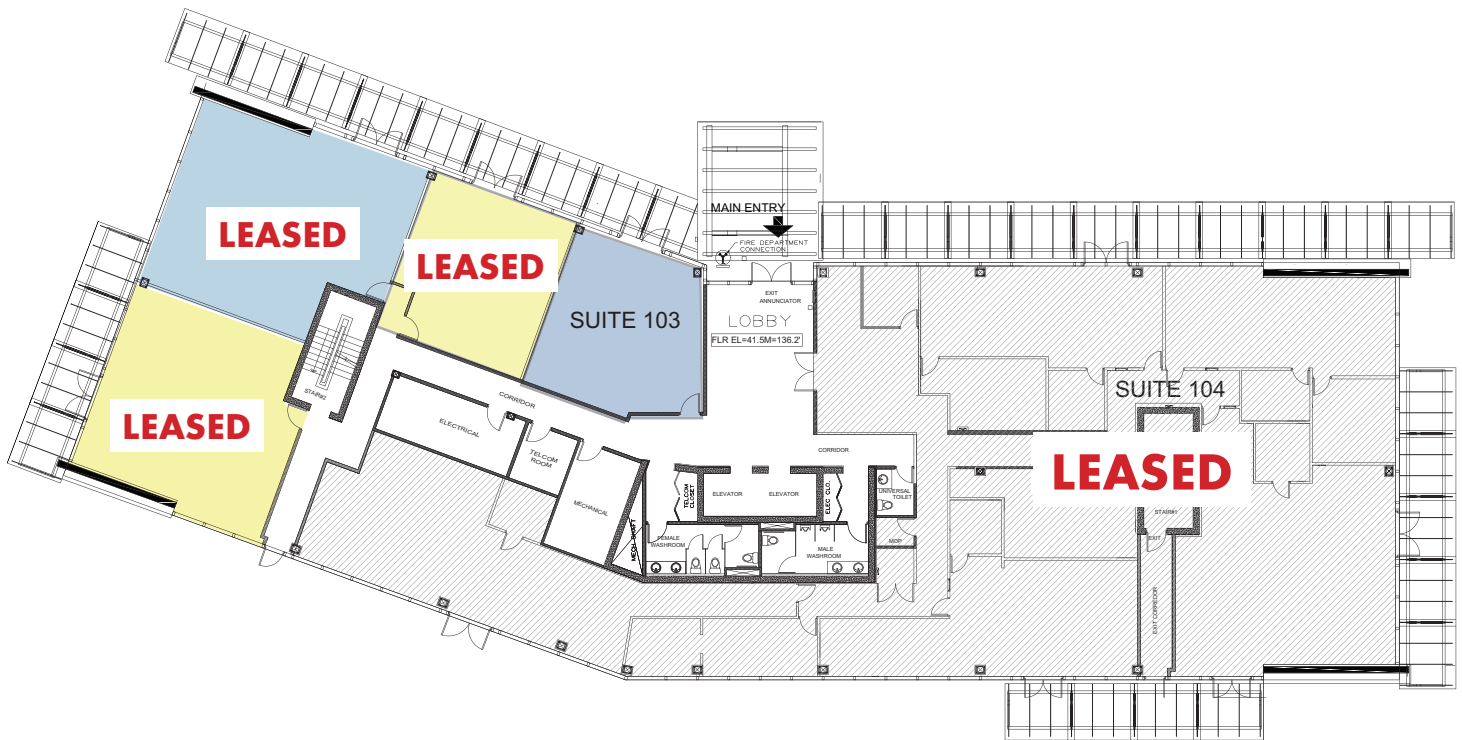
For Lease

Morgan Heights / South Surrey

15350 Croydon Drive



RETAIL SERVICES FLOOR PLAN



RE/MAX Commercial Advantage



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage

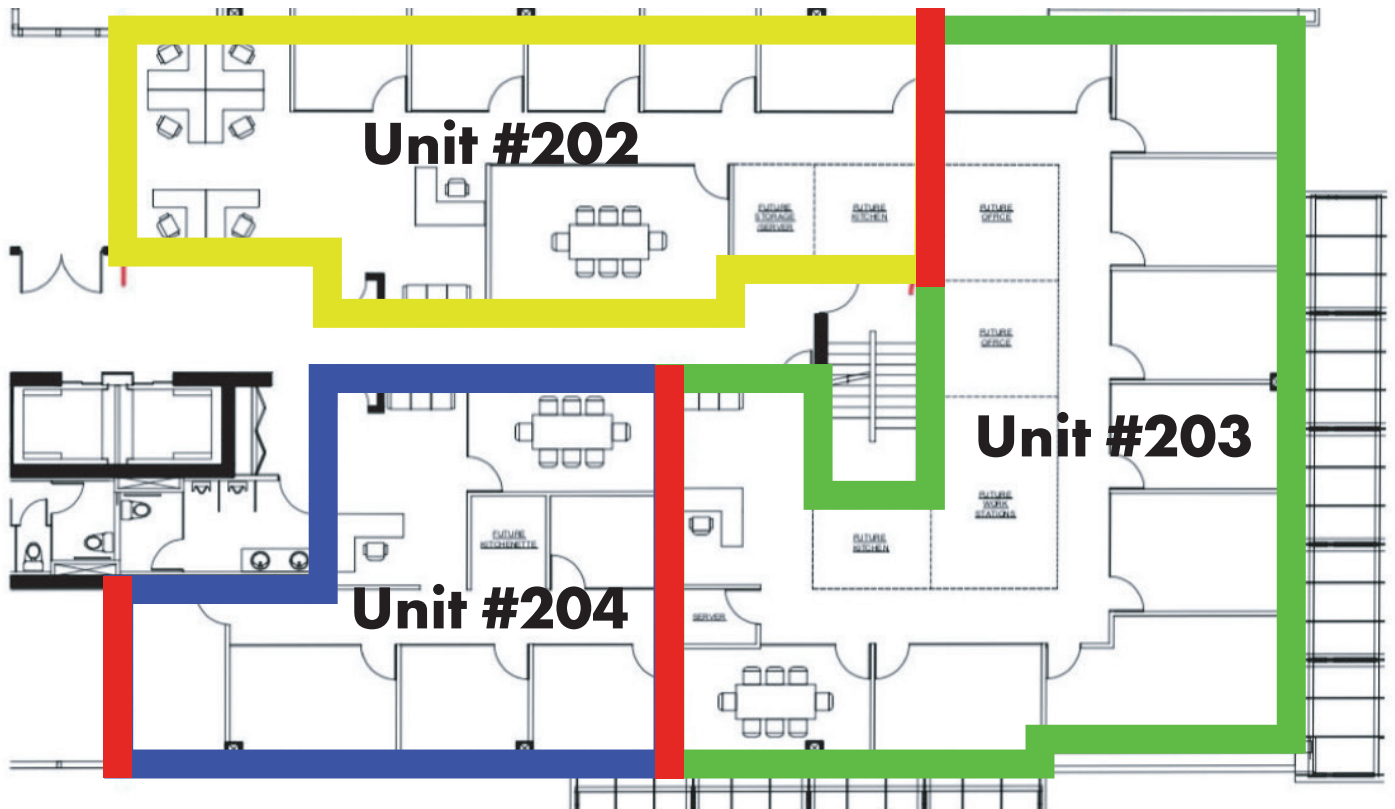
For Lease

Morgan Heights / South Surrey

15350 Croydon Drive



SECOND FLOOR OFFICE LAYOUT



RE/MAX Commercial Advantage



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage

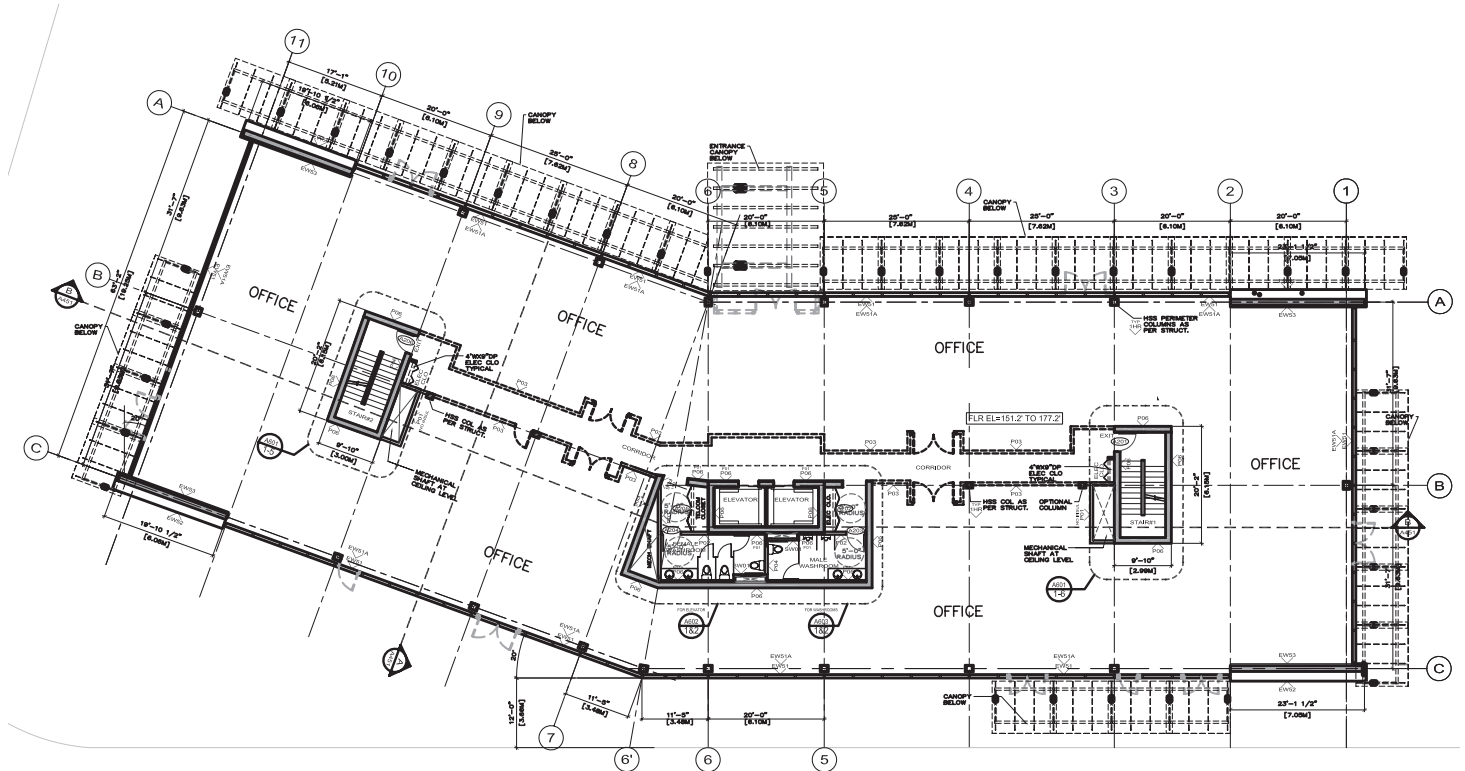
For Lease

Morgan Heights / South Surrey

15350 Croydon Drive



FLOOR PLAN 4TH FLOOR



Rachel Mcgladery*
rachel@mcgladery.ca
* Personal Real Estate Corporation
604.290.8777

Joshua Mcgladery
joshua@mcgladery.ca
604.418.2690

Ryan Schwartz
ryan@fvcre.com
604.418.2690

RE/MAX Commercial Advantage



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage