

For Lease

New Modern Executive Offices Morgan Heights - South Surrey

Location

15400 Croydon Drive | South Surrey

RE/MAX Commercial Advantage

Contact

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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

Berezan



For Lease

Morgan Heights / South Surrey

15400 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
- 12,000 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

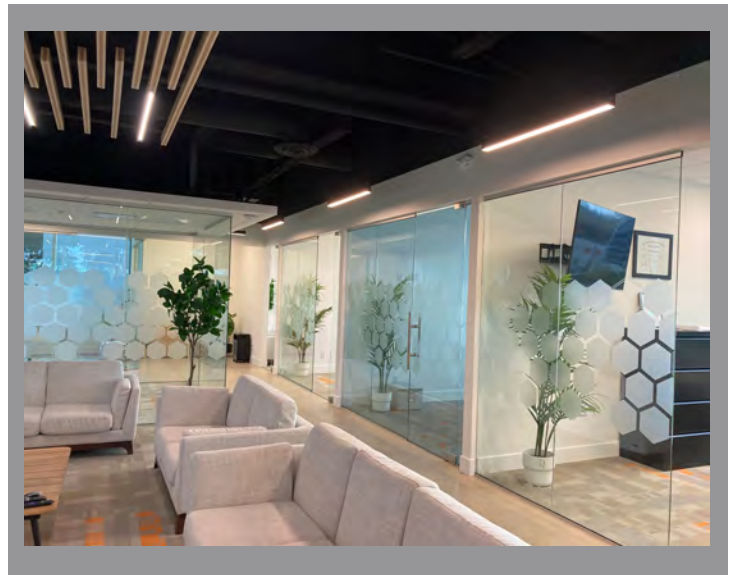
INNOVATIVE OFFICE DESIGN

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
- Lovely green courtyard



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For Lease

Morgan Heights / South Surrey

15400 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
to a maximum of \$50 psf.
Extras are available (billed separately)

DETAILS

	RENTABLE SQ FT (APPROX)	BASIC RENT (PSF)	OPS / TAXES (EST. 2024)	MONTHLY GROSS RENT
RETAIL SERVICES FLOOR				
#101	1,827	\$37	\$13.35	\$7,665
#100	CAFE: 627 SF at \$2,711 per month (\$39 Basic)			
#101 A	1,200 SF end cap with signage at \$5,190 per month (\$39 Basic)			
#102, 103 & 104	LEASED			
SECOND FLOOR				
#201	LEASED	\$30	\$13.35	
THIRD FLOOR				
#301	12,000	\$33	\$13.35	\$46,350
FOURTH FLOOR				
#402	1,698	\$35	\$13.35	\$6,842
#403	838	\$35	\$13.35	\$3,376
#404	794	\$35	\$13.35	\$3,199
#405	779	\$35	\$13.35	\$3,139
#406	1,408	\$35	\$13.35	\$5,673
#408	1,190	\$35	\$13.35	\$4,795
#409	1,328	\$35	\$13.35	\$5,351

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creative spaces designed by you



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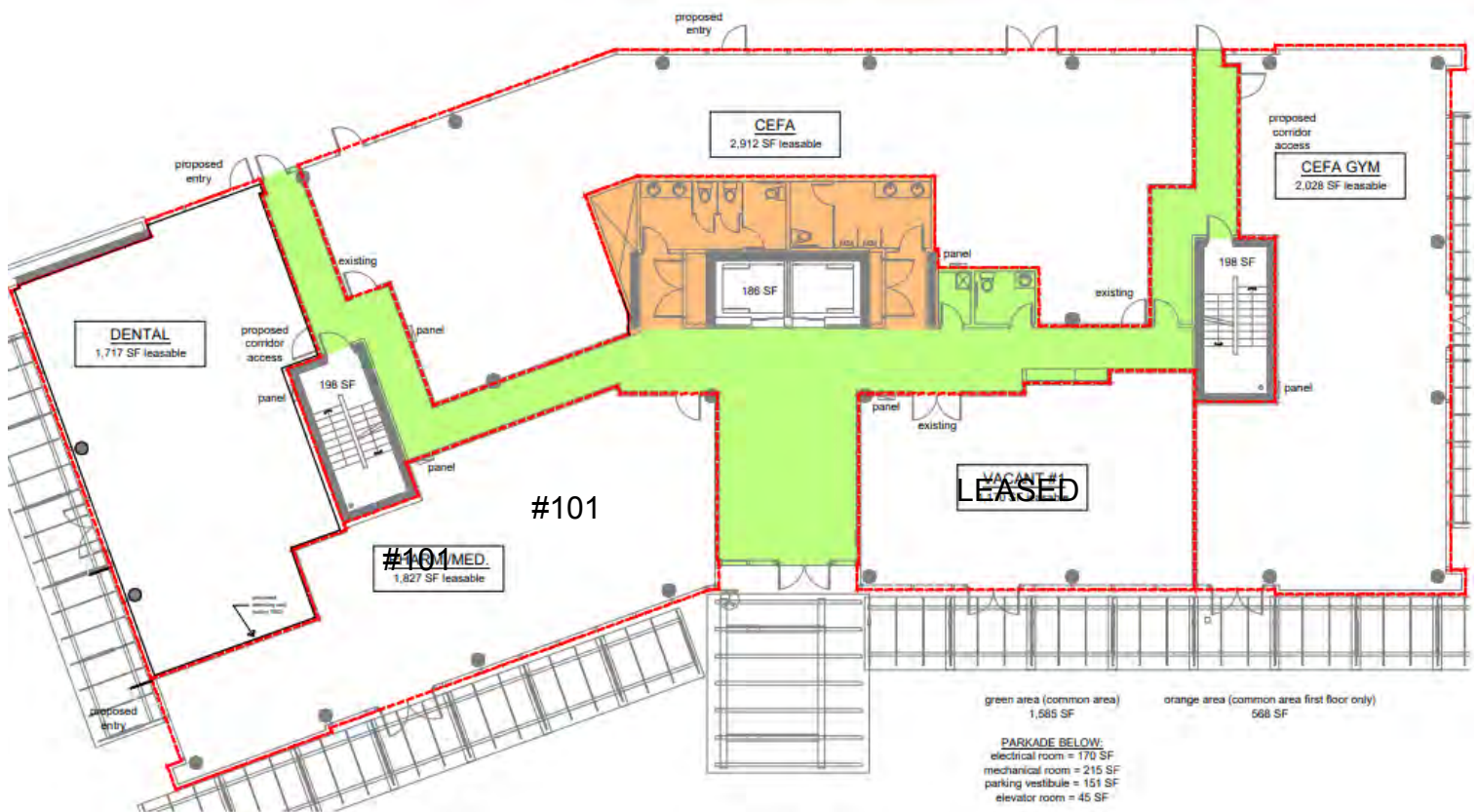
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Retail Floor Plan



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Floor Plan - 4th Floor



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