



For Lease

#101 - 19162 22 Ave
Surrey, BC

Only 4,444 SF remaining of high-end furnished office space
in the rapidly growing Campbell Heights area



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Location - Campbell Heights

This office space is located in the rapidly growing business and industrial area of Campbell Heights in South Surrey. Minutes from the US border with easy access to Highway 15, Highway 99, and Highway 10, the location is central to major businesses. Complementary services and businesses all located in close proximity.

PID	027-276-058
UNIT TYPE	Commercial - Office
SIZE	4,444 SF Available 3,886 - 8,250 SF
ZONING	IB-2
LEASE RATE	\$21.00 PSF per annum
ADDITIONAL RENT	\$5.00 PSF (2023 est.)
TERM	Min. 5 years
PARKING	Designated Spaces + Shared Lot



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DETAILS

Fully-furnished office space with high end finishings. Equipped with executive and shared offices, fitness room, executive reception, document control and storage area, this space is ready for your business without any improvements required.

With the ability to save the capital investment required to furnish an office space, you can grow your business with a satellite office, relocate to a fast-growing commercial hub, or start your business in a central location.



Full phone system and alarm system ready for activation



Close proximity to major highways and the Canada-US border



High end fully-furnished, ready for immediate occupancy



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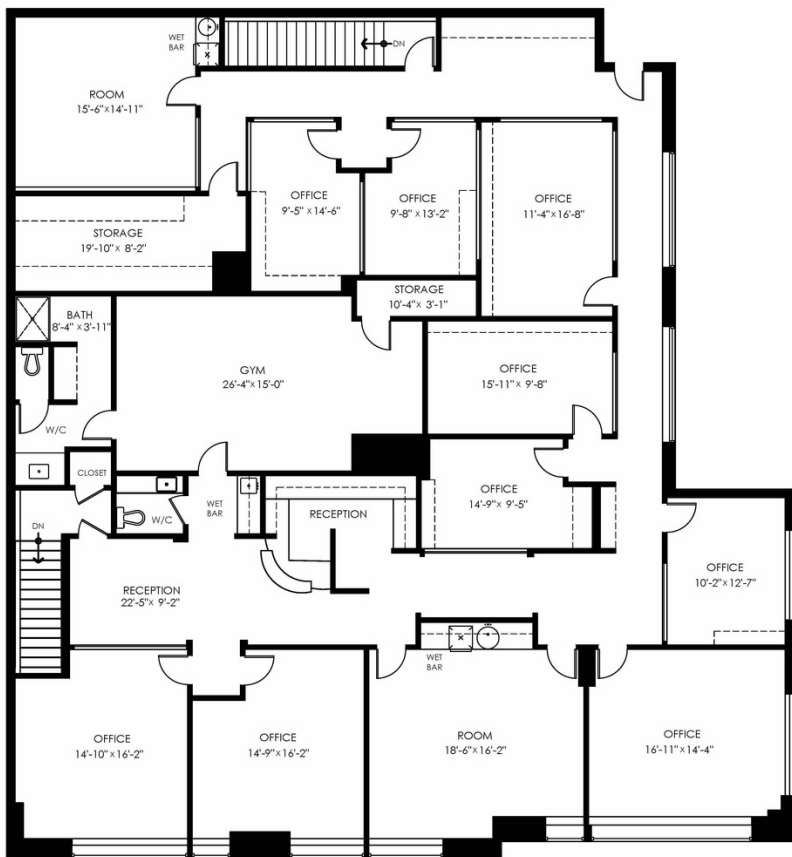


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Floor Plan

Upper Floor: 4,444 sq.ft



Upper Floor Plan
Floor Area: 4444 sq.ft.
Ceiling Height: 8'-6"



Main Floor Plan
Floor Area: 3573 sq.ft.
Ceiling Height: 8'-6"

ALL INFORMATION PROVIDED IS THE RESPONSIBILITY OF THE TENANT TO
VERIFY IF DEEMED IMPORTANT.

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