



**For Lease**

**3,648 SFT Retail/Office Space in Campbell Heights**



**Unit 105 - 3577 194 Street Surrey BC**

PARM SINGH | 604-779-1222



## AVAILABLE AREA

Main	1,824 SF
	+
Mezzanine	1,824 SF
Total Area	3,648 SF

## FEATURES

- Insulated concrete tilt up construction
- 2 entrance doors
- High ceiling heights
- Outdoor area
- ESFR sprinklers
- 200 amp, 600 volt, 3-phase electrical supply

## ZONING

IB-1 (Industrial Business Park)

- Fleet dispatch office
- General Office
- Restaurant
- Storage / Warehouse
- Veterinary Clinics

## LEASE RATE (FULLY NET) + OPERATING COST

\$21/SF + \$5/SF (Storage / Warehouse)

\$25/SF + \$5/SF (OFFICE, RESTAURANT, CLINIC)

## AVAILABILITY

August 1 2025

