



Colliers

FOR LEASE OR SALE

Move-In Ready, Centrally Located Office Space

#201 - 10277 154 STREET, SURREY, BC

This second floor unit is 4,116 square feet and features a spacious layout which includes an inviting reception, multiple offices, boardroom and a kitchen/staff area. Located in the heart of Guildford, this property provides easy access to major transportation routes and nearby amenities.

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DETAILS

| | |
|------------------|-----------------------------|
| Available Space: | Unit 201 |
| Area: | 4,116 SF |
| Available: | Immediately |
| Parking: | 12 available parking stalls |

Lease Details

| | |
|------------------|-------------------------------|
| Base Rent: | Please Contact Listing Agents |
| Additional Rent: | \$12.18 PSF (est. 2024) |

Sale Details

| | |
|----------------------|------------------|
| Asking Price: | \$2,575,000 |
| PID: | 016-050-002 |
| Annual Taxes (2025): | \$25,558.74 |
| Strata Fees: | \$2,349.71/month |

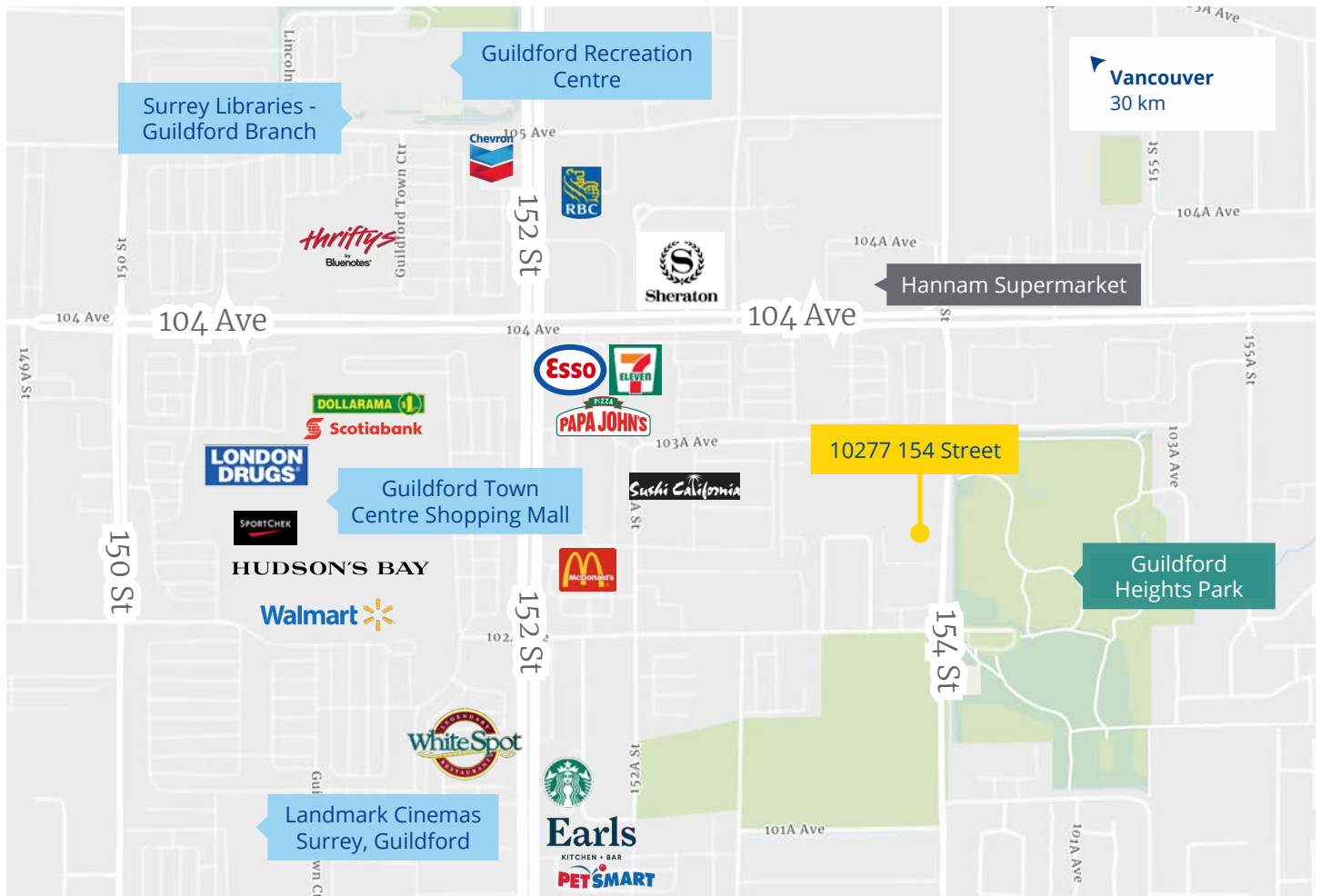
SUITE FEATURES

- Reception
- 6 offices
- Kitchen/staff room
- Boardroom/meeting room
- Washrooms
- Print Room
- Open Area

LOCATION

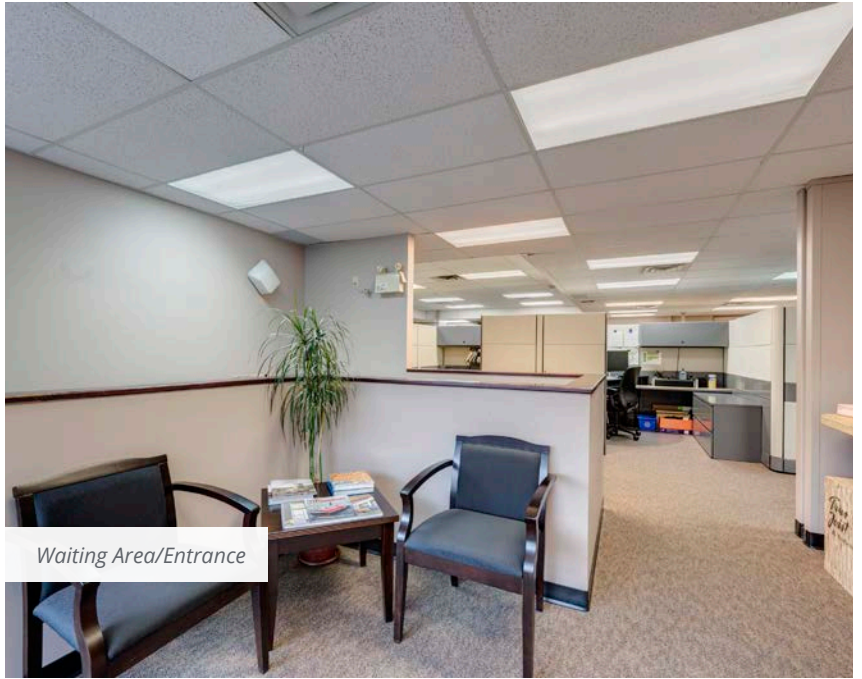
10277 154 Street is located in the heart of Guildford, offering convenient access to many nearby amenities including a variety of food establishments, hotels, parks and most notably Guildford Town Centre which features 200+ stores, services and restaurants. Additionally, the location allows for ease of travel across the Lower Mainland via the Trans-Canada Highway.

NEARBY AMENITIES

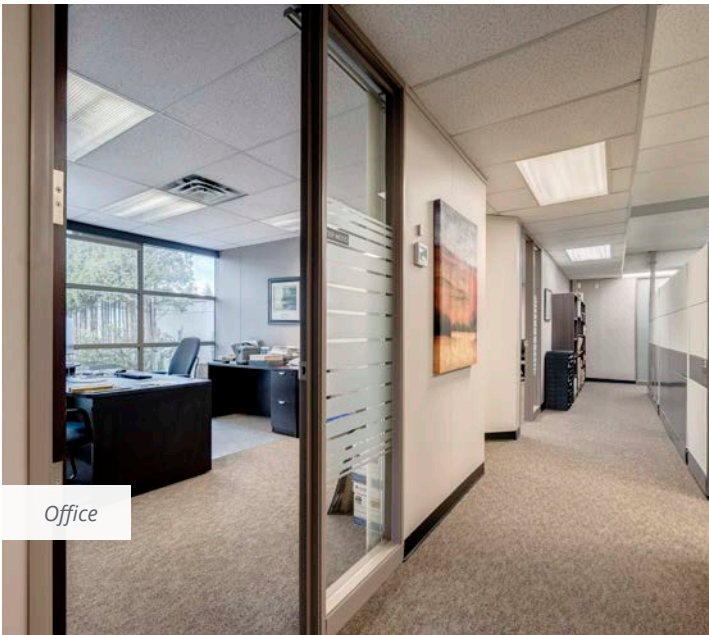




Open Area



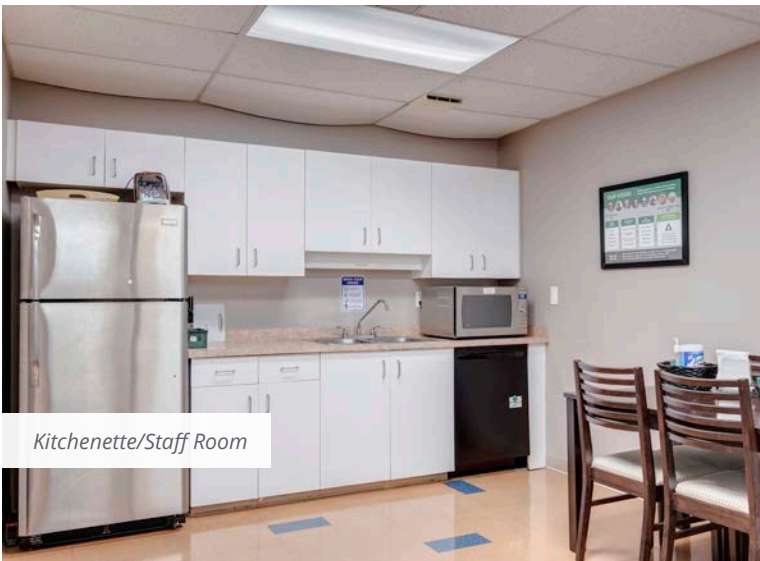
Waiting Area/Entrance



Office



Office



Kitchenette/Staff Room



Boardroom

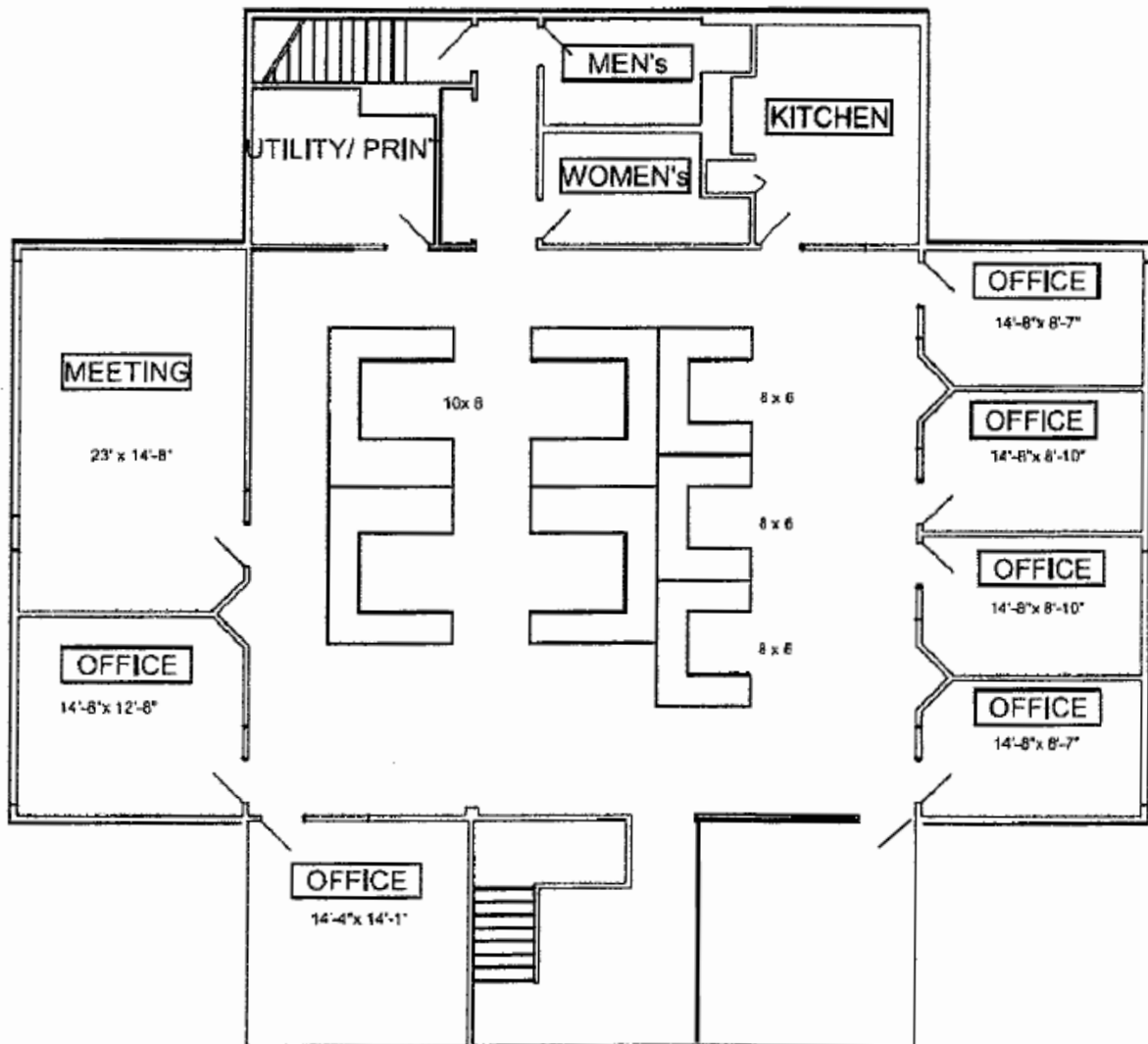


Courtyard



Parking

FLOOR PLAN





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