



FOR LEASE

1688 152nd Street
Surrey, BC

wpm

WARRINGTON PCI
MANAGEMENT



PRIME LOCATION IN SOUTH SURREY

Ocean Pointe is strategically located near the busy intersection of Johnston Rd. and 16th Ave in South Surrey with quick access to King George Boulevard and Hwy. 99.

It is a high-exposure location that is walking distance to Semiahmoo shopping center and close proximity to major transportation routes allowing for very easy access to the building. The surrounding area is experiencing vast redevelopment and expansion with mixed commercial and residential suites.

152 Street



Semiahmoo Shopping Centre



To Hwy. 99
11 min. drive to
Peace Arch Border
Crossing

To Hwy. 99
11 min. drive to
Peace Arch Border
Crossing

16 Ave



Johnston Rd

BUILDING AMENITIES

It's the area's premier commercial address offering high exposure retail complimented with class "A" office space. The building is located across from Semiahmoo Shopping Center and is in close proximity to public transit and is within easy walking distance to extensive amenities, including restaurants, markets, and coffee shops.

- Built in 2001
- On-site security from 1PM to 9PM
- On-site month to month storage
- Ground floor restaurant
- Hourly visitor parking available
- 187 parking stalls (reserved and non-reserved). Ratio 1:450sf.



Underground &
Visitor Parking



Fibre Internet



Covered Sidewalks



On-Site
Security



Walk Score

90



Bike Score

68



Transit Score

54

AVAILABLE SPACE

Suite	Area	Type	Availability
300	3,890sf	Office	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2023)

\$16.77 / SF

PARKING INFO

\$85-150/mo + applicable taxes

Ratio - 1:450sf

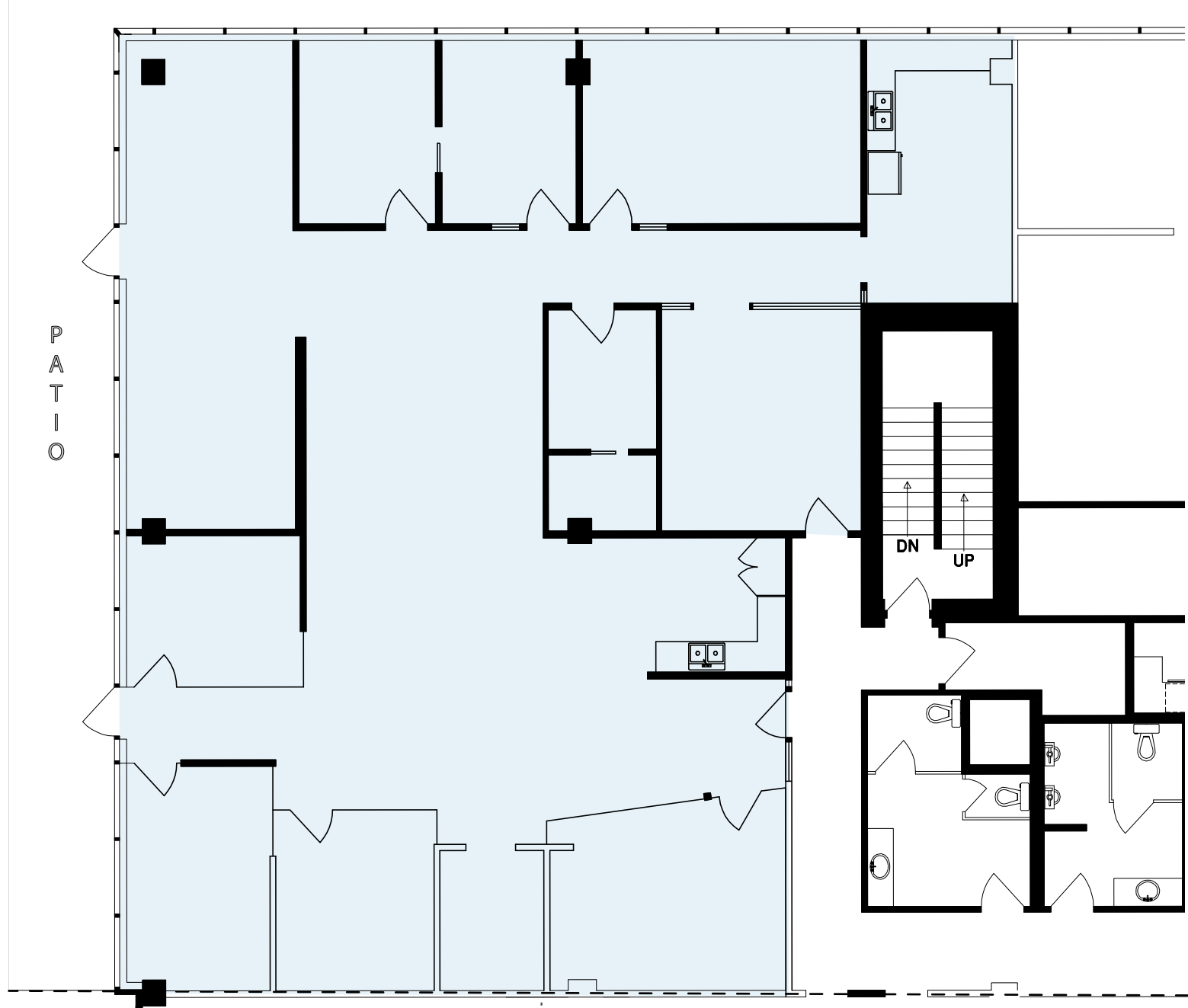


#300 - 1688 152nd St., Surrey

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 3,890sf | Available Immediately

Well lit unit with space for boardroom. Includes 2 kitchenettes. Access to large wrap-around patio.



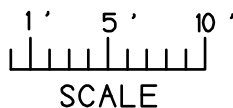
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E. & O.E. The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



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LEASING ENQUIRIES

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