

# Foster Professional Building

1538 Foster Street, White Rock, B.C.



24 Hour Secured Access



Excellent Layout and Professional Office Space

High Profile Location

## THE OFFERING

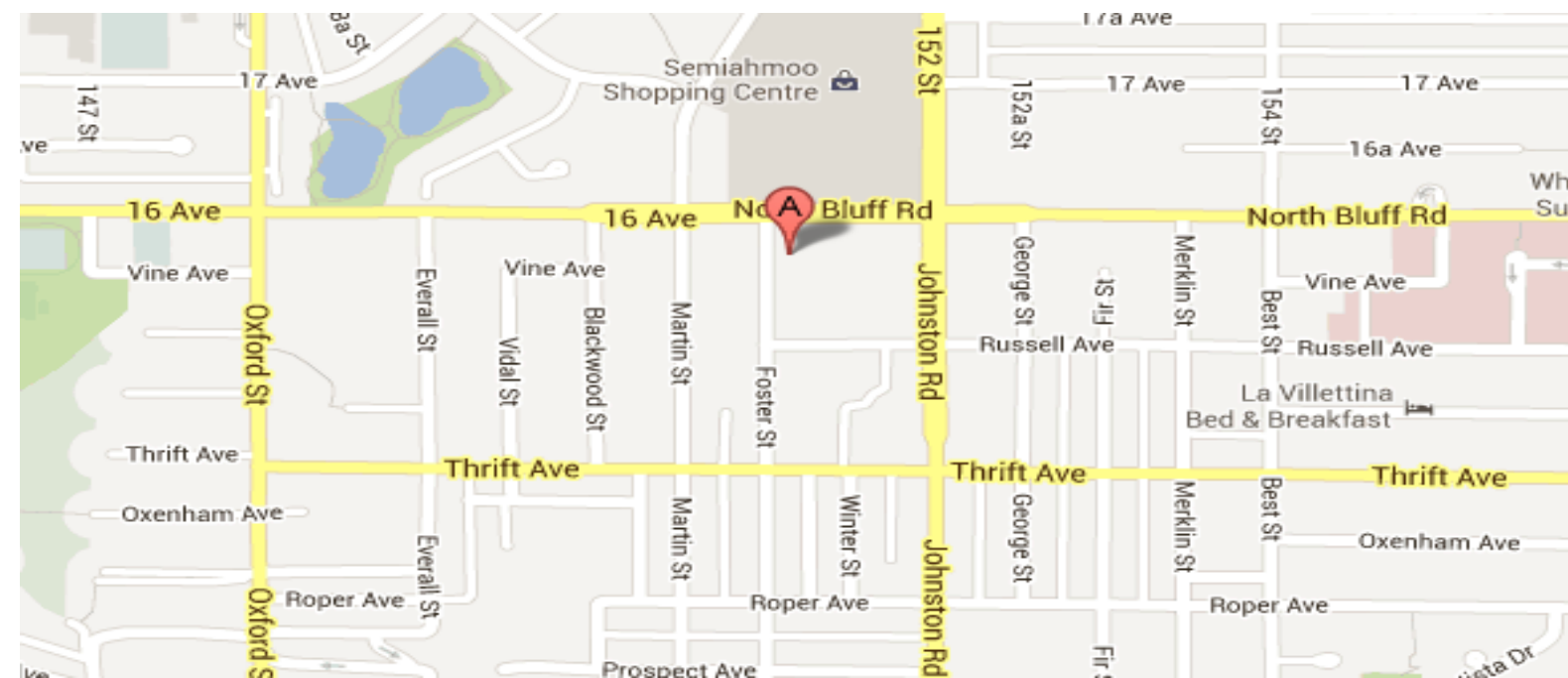
For lease at 1538 Foster Street, White Rock, BC. The offering consists of a **378 sq. ft office space** strategically located on the 1500 block of Foster Street and next to the Central Plaza Mall in uptown White Rock.

Located in a fast-growing neighbourhood community.

**AVAILABLE AUGUST 1, 2026**

## LOCATION AND NEIGHBORHOOD HIGHLIGHTS

- Surrounding developments along 152<sup>nd</sup> street/Johnston road and 16<sup>th</sup> avenue are primarily commercial in nature.
- The property's central location offers tenants and customers ready access to public transportation and convenience to many businesses, officers, and services in this area.
- New and upcoming residential developments in the area have recently revitalized this section of White Rock and significantly increased both foot and vehicle traffic within the area.



## BUILDING FEATURES

- Three-story office/retail building full renovated in 1997;
- Gross leasable area of 8,427 square feet;
- Mixed concrete block and wood frame construction;
- Building comprises high exposure commercial units and professional quality office units;
- A variety of well positioned windows and skylights provide an abundance of natural light to top office units and the second floor office units
- Washrooms in each individual unit
- Reception and kitchen areas are included in most units
- Heating and air conditioning is provided via 7 rooftop mounted HVAC units.

## TENANCY

Currently 100% leased to an excellent cross section of tenants including a number of long term tenants that have been in occupancy at this location for over 5 years.

## PARKING

Nine regular surface parking stalls are available for both office and retail patrons. Additional public and private parking available for tenants and patrons of the building.

TENANT	SIZE	%/TOTAL SF
HEALTH	832 SF	9.87%
BEAUTY	705 SF	8.37%
.EDUCATION	378 SF	4.49%
EDUCATION	360 SF	4.27%
EDUCATION	980 SF	11.63%
BEAUTY	324 SF	3.84%
DENTIST	1,568 SF	18.61%
EDUCATION	3,280 SF	38.92%
<b>Total Rentable Area</b>	<b>8,427 SF</b>	<b>100%</b>

## EXECUTIVE SUMMARY

**MUNICIPAL ADDRESS**  
1538 Foster Street, White Rock, BC

**LEGAL DESCRIPTION**  
Lot 1, Section 10, Township 1,  
New Westminster District, Plan 21341

**PARCEL IDENTIFIER**  
007-277-423

**SITE SIZE**  
9,000 square feet

**LEASEABLE AREA**  
378 square feet  
\*ser

**RETAIL/OFFICE UNITS**  
8

**OCCUPANCY**  
100%

**ZONING**  
CR-7, Town Centre Medium Density  
Commercial/Residential Zone

**PARKING STALLS**  
Use of 9 stalls

**PRICE**  
\$20.00 Sq. ft Base Rent and Up