

FOR LEASE



COMMERCIAL PROPERTIES GROUP

Well-Appointed Office
Space in Campbell Heights North



225 - 19055 34A Avenue, Surrey B.C.

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OPPORTUNITY

Opportunity to lease a well-configured second-floor office unit in the established Campbell Heights North Business Park. Offering 1,315 square feet, this space features a practical blend of private offices, boardroom, and open workspace - ideal for businesses seeking a professional environment within a dynamic mixed-use employment area. Zoned Comprehensive Development, the property supports a range of office and business-support uses, making it well-suited for companies operating alongside light industrial and distribution users without requiring a high-volume, client-facing presence. Competitive lease rates and flexible possession further enhance the appeal of this efficient and cost-effective workspace.



1,315 Sq. Ft. second-floor office unit



Two reserved parking stalls



Available: August 2016
(earlier possession negotiable)



Functional layout with 2 private offices, boardroom and open workspace



Located within Campbell Heights North Business Park



Net Rent: \$22.00 psf



In-suite kitchenette and washroom

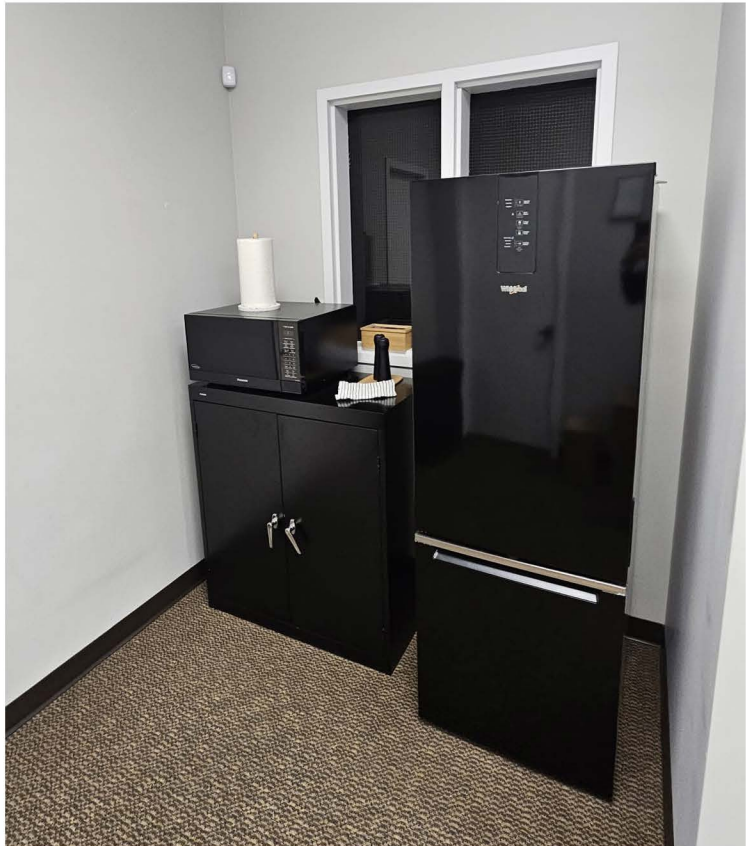
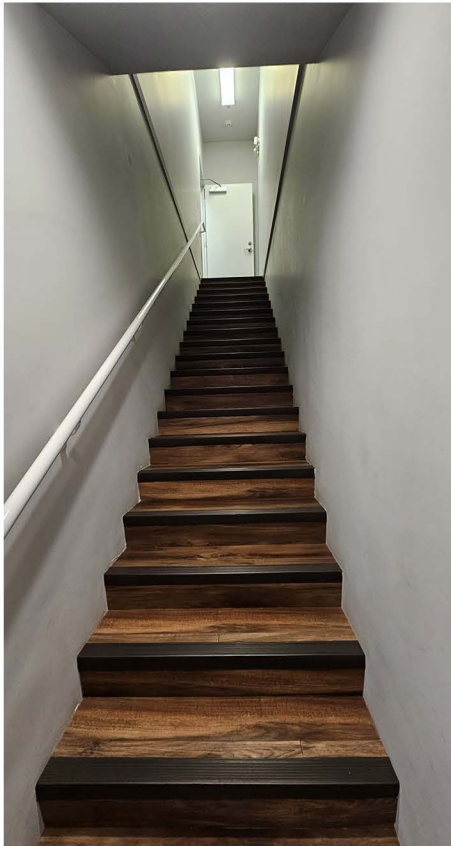


CD zoning allowing office within a broader mixed-use employment framework (use restrictions apply)



Additional Rent: \$14.00 psf

PHOTOS

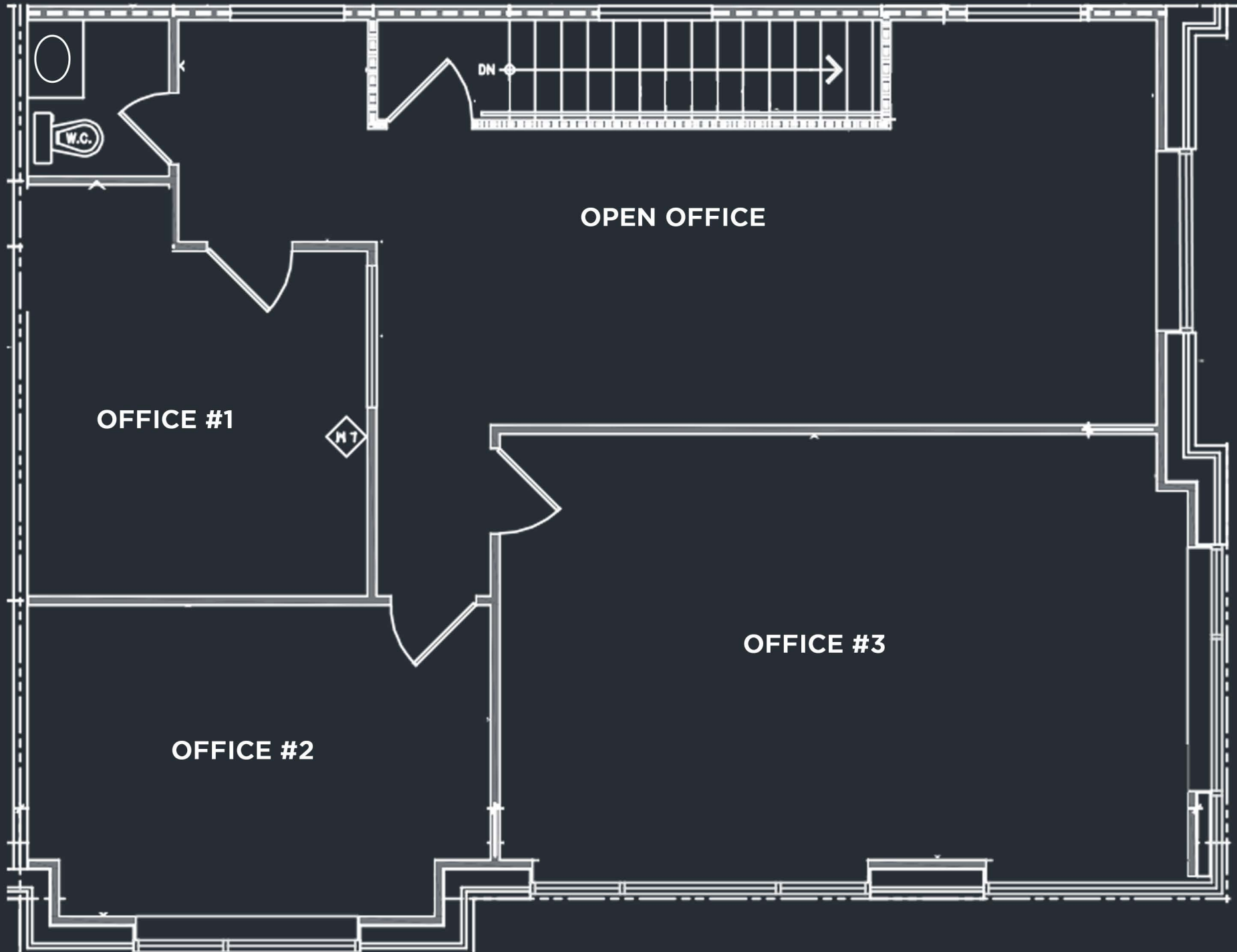


LOCATION

Campbell Heights North is a well-planned employment area in South Surrey, designed to accommodate a diverse mix of office, light industrial, and business-support uses within a cohesive setting. The property offers excellent connectivity via 32 Avenue, 192 Street, and Highway 99, providing convenient access to Langley, Surrey, and the U.S. border. Surrounded by established businesses and modern commercial developments, this location is ideal for companies seeking a professional office presence within a strategic and accessible business park environment.



FLOORPLANS





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