

# FOR LEASE

2121 160TH STREET, SURREY, B.C.

**MULTIPLE UNITS, RANGING FROM 2,000 SF - 10,500 SF**  
**UP TO \$100 PSF TENANT IMPROVEMENT ALLOWANCE AVAILABLE**

*\*SUBJECT TO TERMS OF THE DEAL & TENANT'S FINANCIAL COVENANT\**



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# PROPERTY DETAILS

**Address:** 2121 160th Street, Surrey, B.C.

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**Basic Rent:** Please Contact Listing Agent

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**Additional Rent:** \$14.00 PSF (2026 est.)

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**Available:** Immediately, ready for fixturing

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**Term Length:** Flexible

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**Parking:** Secured underground and surface stalls available.

## 2ND FLOOR AVAILABILITY

PROPOSED SIZES & ADJUSTABLE

Unit	Size	Status
201	1,940 SF	Under Offer
202/203	3,200 SF	Under Offer
204	2,755 SF*	Available
205	2,287 SF*	Available
206	--	Leased
207	867 SF	Available (Show Suite)

Total Contiguous 5,042 SF\*

## 3RD FLOOR AVAILABILITY

PROPOSED SIZES & ADJUSTABLE

Unit	Size	Status
301	2,960 SF*	Available
305/306	--	Leased
304	2,620 SF*	Available
302/303	--	Leased

\*Approximate and proposed sizing. Flexible demising options.



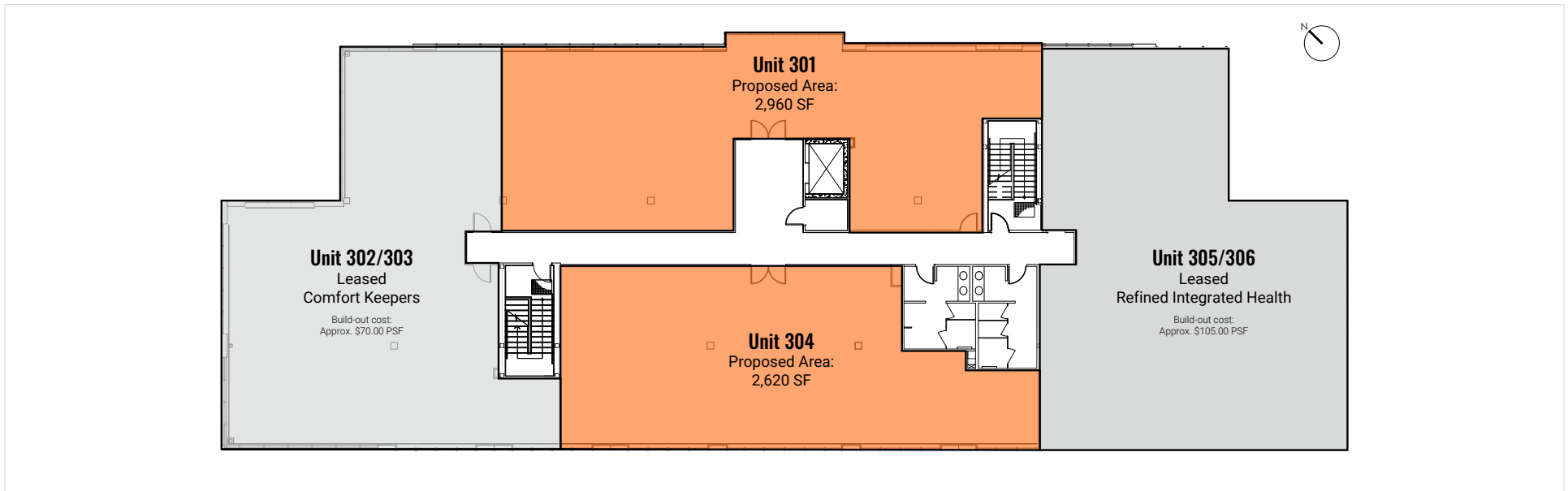
## FEATURES

- All existing improvements have been removed leaving a blank canvas for tenant specifications. Capped plumbing in numerous locations, allowing flexibility on the office layout
- All common areas have recently been beautifully improved and upgraded, including flooring, lighting, paint and wood features throughout
- Flexible sizing and demising options available
- Recently renovated common washrooms on each floor
- Excellent building signage opportunity
- HVAC and lighting throughout
- Elevator serviced
- Professionally managed by DWELL Property Management
- Ground floor anchor tenant is National Bank Financial
- Building signage available

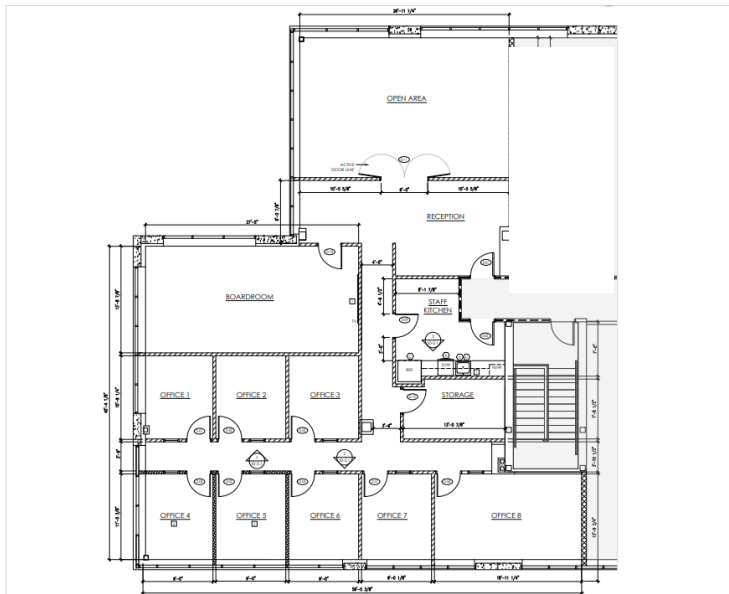


# FLOOR PLAN - 3<sup>RD</sup> FLOOR

NOTE: ALL PROPOSED SIZES BELOW, CAN BE ADJUSTED. DEMISING WALLS ARE NOT IN PLACE.



## UNIT 302/303 FLOOR PLAN



## UNIT 305/306 INTERIOR PHOTOS



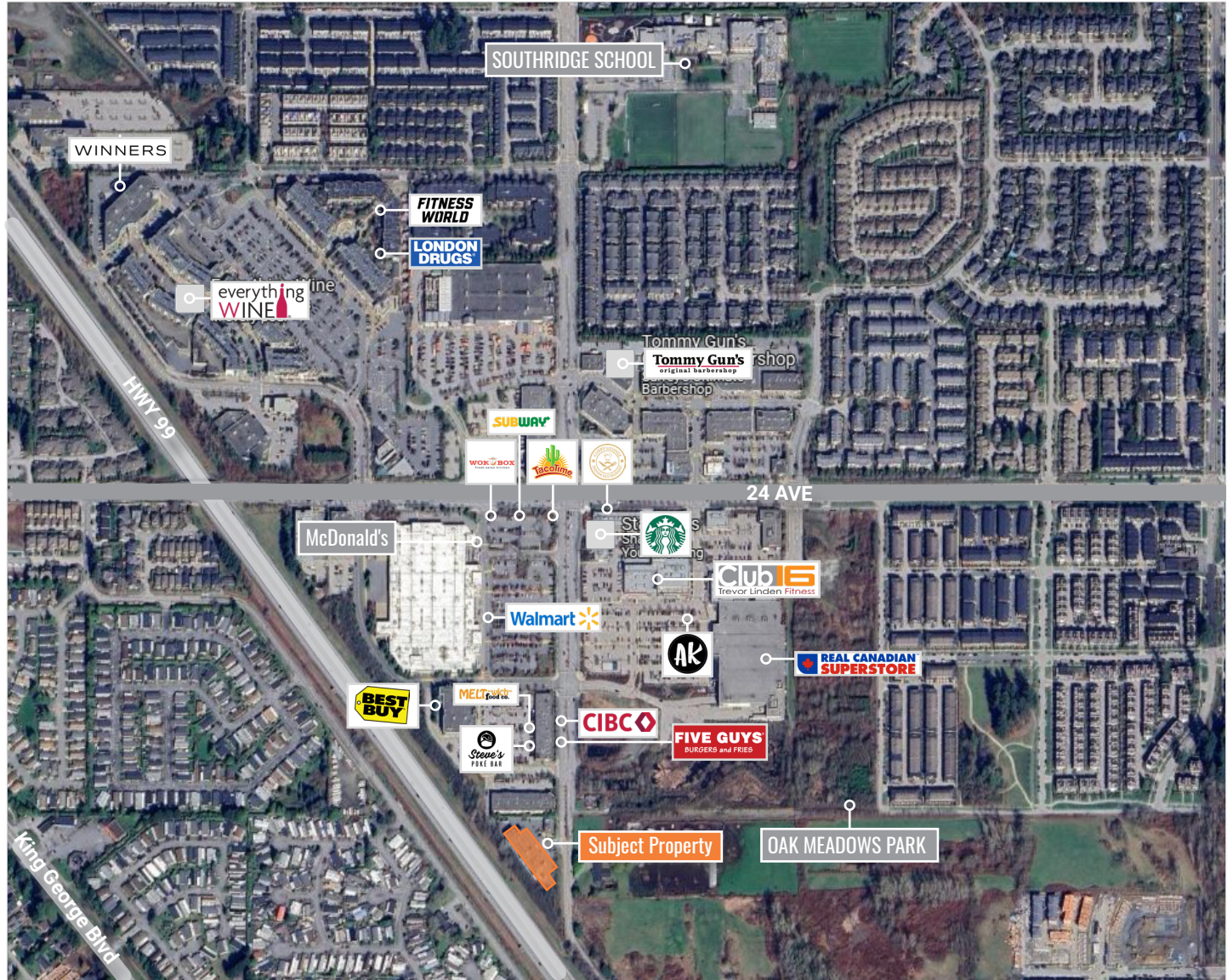
# LOCATION OVERVIEW

Situated in the heart of Surrey's bustling South Surrey area, 2121 160th Street offers an exceptional office space in a rapidly developing, business-friendly community. Just minutes from major transportation routes including Highway 99 and the Pacific Highway Border Crossing, this prime location provides excellent accessibility for both employees and clients alike.

Surrounded by a variety of amenities, including retail centers, dining options, and recreational facilities, the building offers a convenient and vibrant environment. With proximity to residential neighborhoods, it's an ideal spot for companies looking to attract talent from the growing South Surrey and White Rock areas.

The location also benefits from excellent visibility and strong future growth prospects, making it a strategic choice for companies seeking to position themselves in a dynamic, evolving market. Whether you're looking for a modern space to grow your business or a strategic location to expand in, 2121 160th Street delivers the perfect combination of convenience, accessibility, and opportunity.

<b>WALK SCORE</b> VERY WALKABLE <b>72*</b>	<b>BIKE SCORE</b> VERY BIKEABLE <b>77*</b>
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