

303 - 19292 60 AVENUE, SURREY
WAREHOUSE WITH IMPROVED OFFICE SPACE

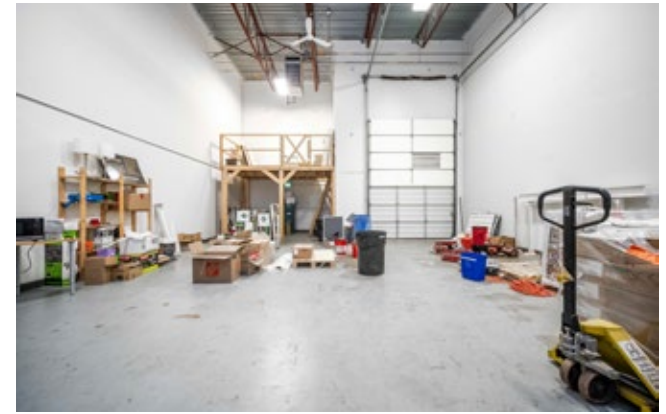
**FOR
SUBLEASE**



WILLIAM | WRIGHT

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CD Zoned



Great Location



Warehouse With Improved Office Space



Functional Mix of Multiple Private Offices and Open Warehouse Space

FOR SUBLEASE
303 - 19292 60 Avenue, Surrey

This sublease opportunity is ideally located within Willowbrook Business Park along the highly accessible Surrey/Langley corridor. The unit features 1,950 sq. ft. of ground floor space, complemented by an additional 698 sq. ft. of fully improved mezzanine office area, offering a functional mix of multiple private offices and open warehouse space. Zoned CD, the property accommodates a wide range of industrial and office uses, making it suitable for various business types. The space is available at a below-market, all-inclusive gross rate of \$5,293.25 per month, with the current lease term running until February 28, 2027, and the potential to renew for an additional five-year term—providing both immediate cost savings and long-term flexibility.

Salient Facts

SIZE

± 2,648 SF

ZONING

CD

BASIC RENT

\$17.50/psf + Management Fee

ADDITIONAL RENT

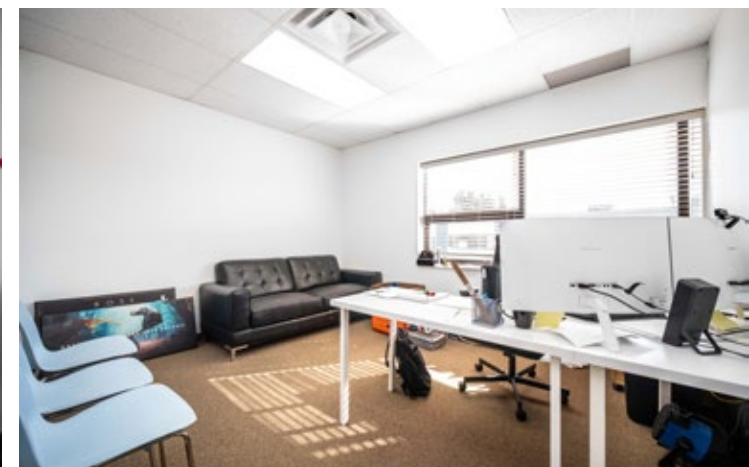
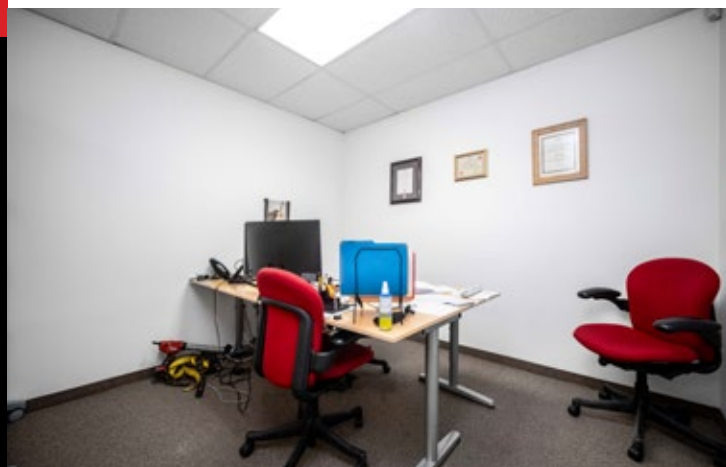
\$8.30/psf

MONTHLY RENT

\$5,293.25 + GST

LEASE EXPIRY

February 28, 2027 with potential to renew for an additional five-year term



For More Information Contact

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