

FOR LEASE

2121 160TH STREET, SURREY, B.C.

2 FLOORS OF OFFICE FOR LEASE | 1,000 SF - 25,000 SF

VARIOUS DEMISING CONFIGURATIONS AVAILABLE



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PROPERTY DETAILS

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

Unit: 200 & 300

Size: Unit 200: 1,000 SF - 12,500 SF
Unit 300: 2,000 SF - 12,500 SF
Total: 25,000 SF

Basic Rent: Please Contact Listing Agent

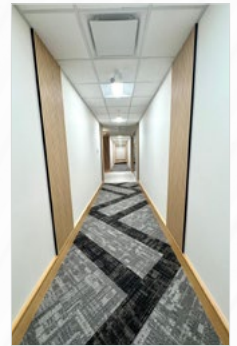
Additional Rent: \$11.43psf (2025 est.)

Available: Immediately, ready for fixturing

Term Length: Flexible

Parking:

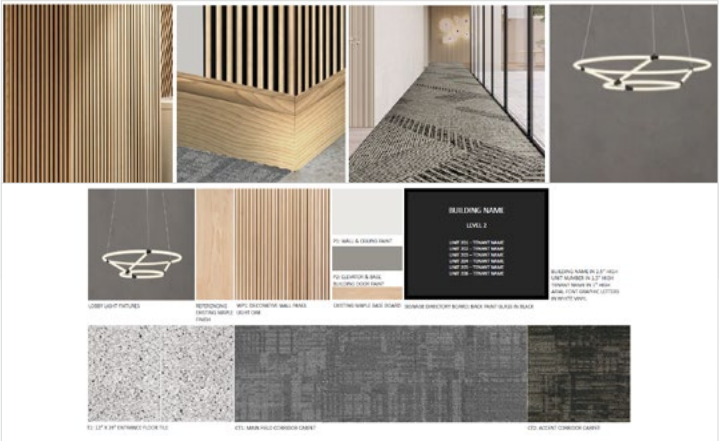
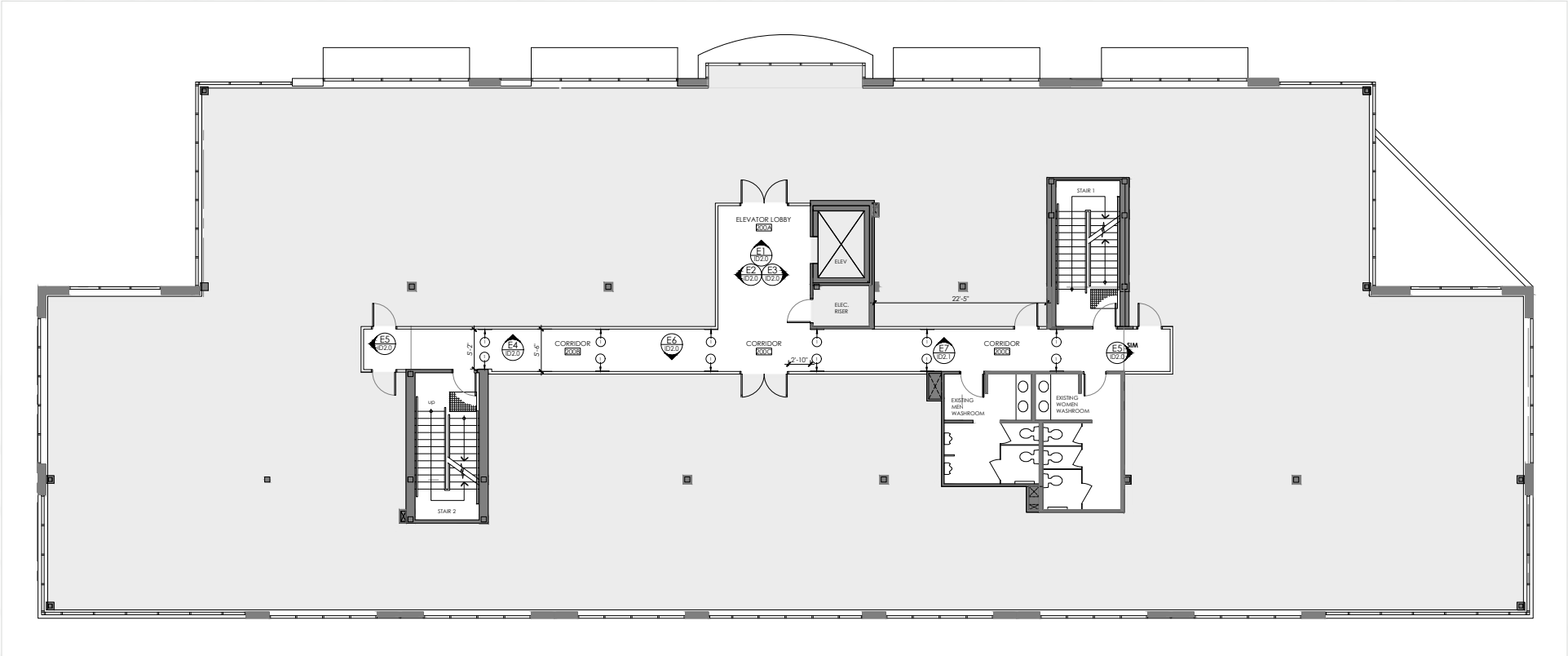
- 22 secured and gated parking stalls at \$125.00 per month plus applicable taxes
- Ample parking stalls located in the external parking lot, currently on a first come first serve basis



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
- Full 12,500 SF floorplates, with the ability to demise into smaller units
- Recently renovated common washrooms on each floor
- Excellent building signage opportunity
- HVAC and lighting throughout
- Elevator serviced
- Recycled glass walls from the previous tenant is available to use for tenant improvements
- Professionally managed by DWELL Property Management
- Ground floor anchor tenant is National Bank Financial

FLOOR PLAN



LOCATION OVERVIEW

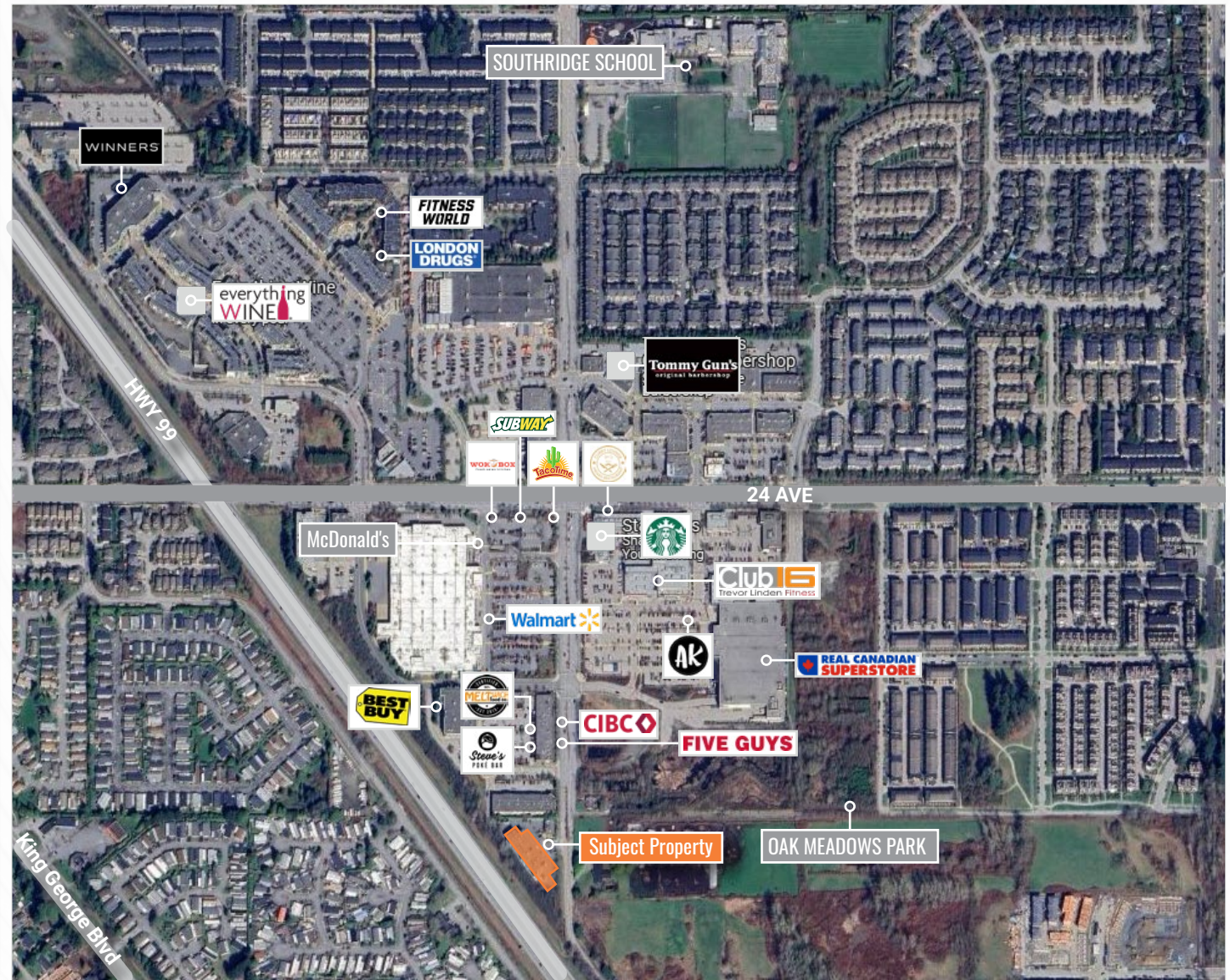
Situated in the heart of Surrey's bustling South Surrey area, 2121 160th Street offers an exceptional office space in a rapidly developing, business-friendly community. Just minutes from major transportation routes including Highway 99 and the Pacific Highway Border Crossing, this prime location provides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

WALK SCORE
VERY WALKABLE
72*

BIKE SCORE
VERY BIKEABLE
77*



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