

**RENOVATION
INCENTIVE AVAILABLE**



Units 103/118, 15272 Croydon Dr | Surrey, BC

**FOR SALE | Prime Office Space in South Surrey's
Thriving Business Hub**

NAI Commercial

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Investment | Land | Leasing
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Location

The office space is situated in a prime location, just off Highway 99 and close to King George Blvd, providing easy access to major transit routes and the growing South Surrey/White Rock area. Surrounded by a dynamic mix of businesses, retail shops, restaurants, and services, this area is quickly becoming one of Surrey's most desirable locations for professionals. Whether you're looking to establish a new office or expand your business, this space offers the perfect blend of convenience, accessibility and more.

Opportunity

This modern office space offers a versatile layout with private offices and meeting rooms, perfect for a wide range of businesses. With high-end finishes, ample natural light, and amenities, this space provides the ideal environment for growing companies.

Key Features

- ▶ Reception and waiting area
- ▶ Working station
- ▶ 10 offices
- ▶ 3 boardrooms
- ▶ Two separate washrooms
- ▶ Server/Resource room
- ▶ Kitchenette
- ▶ Storage
- ▶ Ample parking

Property Details

Legal Description

Strata Lot 3 & 18, Plan BCS821, Section 23, Township 1, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

PID

025-939-939, 025-940-082

Size

± 2,620 SF

Zoning

CD

Year Built

2004

Parking

8 allocated parking stalls
7 visitor stalls

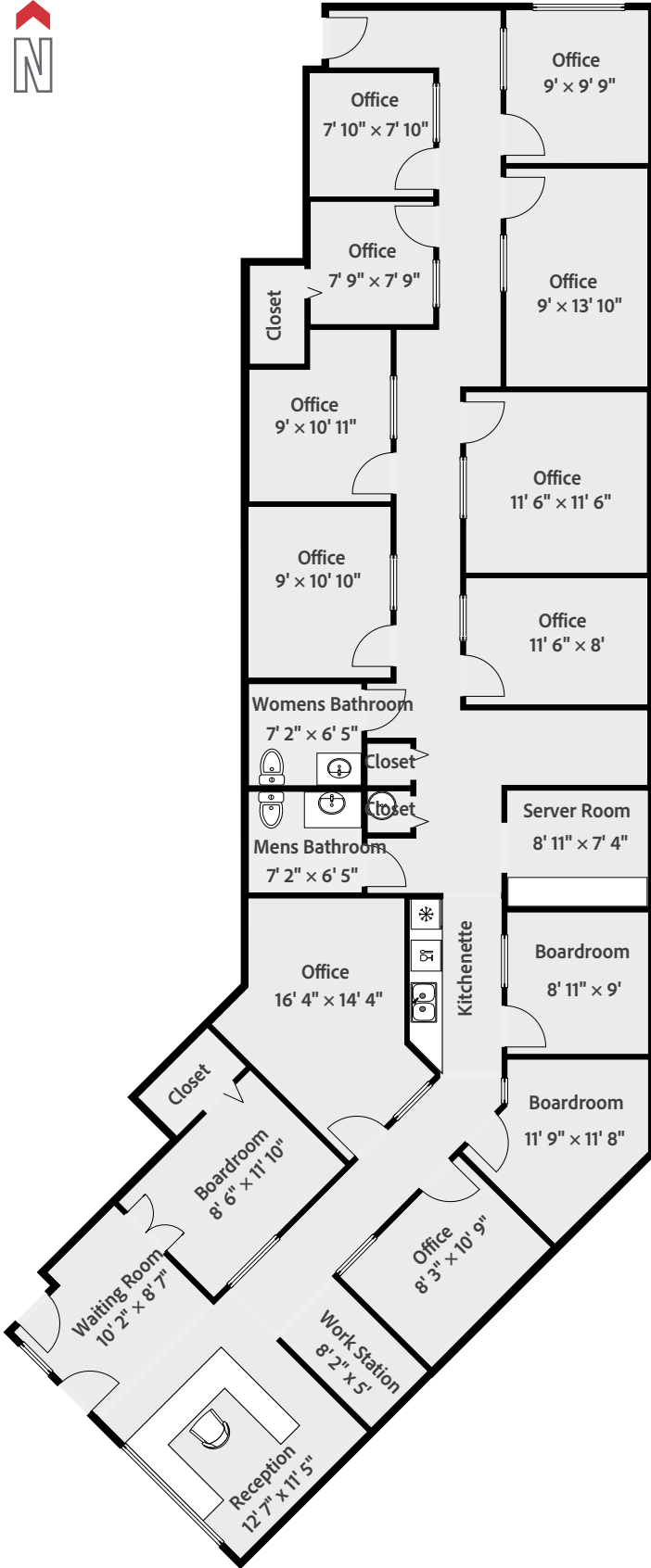
Strata Fees

\$692.64/month

Price

\$1,980,000

Floor Plan







- The Keg Steakhouse
- Tap & Barrel
- Sungiven Foods
- Jiffy Lube

- Cactus Club Cafe
- Optometry Clinic
- LensCrafters
- Oxygen Yoga &

32 AVE DVSN

VANCOUVER-BLAINE HWY

152 ST

CROYDEN DR

SOUTHPPOINT EXCHANGE SHOPPING CENTRE

- Save-On-Foods
- Canadian Tire
- HomeSense
- Tim Hortons
- Milestones
- Staples
- Starbucks
- Dollarama
- Tisol

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