

# For Lease

## New Modern Executive Offices Morgan Heights - South Surrey

### Location

15400 Croydon Drive | South Surrey

RE/MAX Commercial Advantage

### Contact

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## Modern New Offices



## HIGHLIGHTS

- Brand new "A" class offices
- Design your own office space!
- Turn-key delivery
- Exclusive South Surrey address

RE/MAX  
COMMERCIAL

#500-889 West Pender St. Vancouver



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## Morgan Heights / South Surrey

15400 Croydon Drive

## Bright new office space.



### OPPORTUNITY

- Four stories of glass nestled in the trees of Morgan Heights with a Croydon Drive address
- Natural and bright with 13 foot ceilings
- 12,000 square foot Floorplates
- Three parking stalls per 1,000 sq.ft.
- Sister building across landscaped courtyard - coming soon!

### LOCATION

Located near the juncture of 152 Street, 32nd Avenue, King George Blvd and Highway 91 in South Surrey. Close to Cactus Club, The Keg and Morgan Creek Golf Course

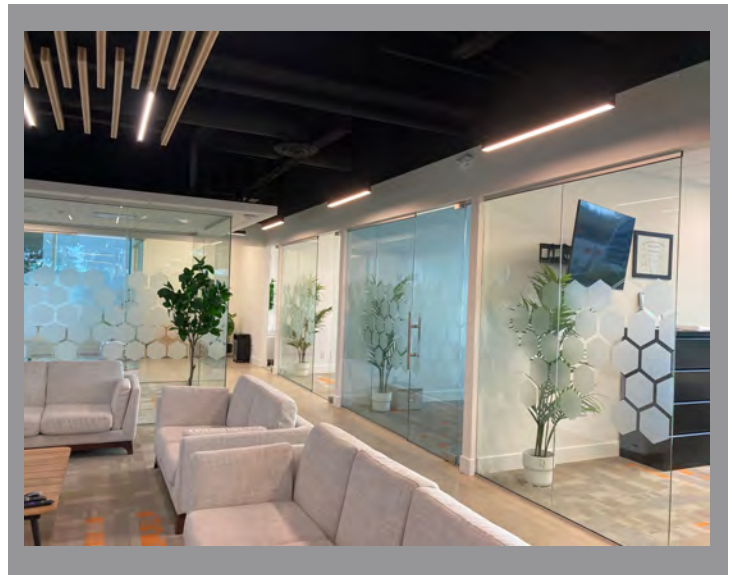
### INNOVATIVE OFFICE DESIGN

What is the future of work?

How do you increase productivity and workplace happiness?

The answer is Office Design and here's your opportunity!

- Multifunctional courtyard plaza for both buildings
- Healthcare services floor
- Retail including cafe's, printing and health supply
- 60% natural lighting with open grid offices
- Window wall system with vision panes
- LEED accreditation option with BC Hydro energy efficient design
- Lovely green courtyard



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## Morgan Heights / South Surrey

15400 Croydon Drive

Design your office to suit  
your business.

## RENT SCHEDULE

Rates include a turn-key build-out of your perfect office space  
\* Work with our space planner to design your new offices

\*Building standard finishes and market standard # of offices  
to a maximum of \$50 psf.  
Extras are available (billed separately)

### DETAILS

	RENTABLE SQ FT (APPROX)	BASIC RENT (PSF)	OPS / TAXES (Est. 2026)	MONTHLY GROSS RENT
<b>RETAIL SERVICES FLOOR</b>				
#100	LEASED			
#101	LEASED			
#101 A	LEASED			
#102 - 104	LEASED			
<b>SECOND FLOOR</b>				
#201	LEASED			
<b>THIRD FLOOR</b>				
#301	11,369	\$33	\$14.55	\$45,050
<b>FOURTH FLOOR</b>				
#402	LEASED			
#403	LEASED			
#404	794	\$35	\$14.55	\$3,279
#405	779	\$35	\$14.55	\$3,217
#406	LEASED			
#408	1,190	\$35	\$14.55	\$4,914
#409	LEASED			

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Creative spaces .... designed by you



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### Floor Plan - 4th Floor



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