

# For Lease

## New Modern Executive Offices Morgan Heights - South Surrey

### Location

15350 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



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#500-889 West Pender St. Vancouver



# For Lease

## Morgan Heights / South Surrey

15350 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
- 14,000 square foot Floorplates
- Three parking stalls per 1,000 sq.ft.
- Sister building across landscaped courtyard

### 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
- Natural ventilation with operable windows



### 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



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15350 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. 2025)	MONTHLY GROSS RENT
<b>RETAIL SERVICES FLOOR</b>			
#101 (East Front)	<b>LEASED</b>		
#102	<b>LEASED</b>		
#103 (Lobby)	<b>LEASED</b>		
#104	<b>LEASED</b>		
<b>SECOND FLOOR</b>			
#202	<b>LEASED</b>		
#203 (East West)	<b>LEASED</b>		
#204 (West)	<b>LEASED</b>		
<b>THIRD FLOOR</b>			
#301	<b>LEASED</b>		
<b>FOURTH FLOOR</b>			
#402	1,460	\$35	\$13.35
#403	3,000	\$35	\$13.35
			\$5,883
			\$12,088

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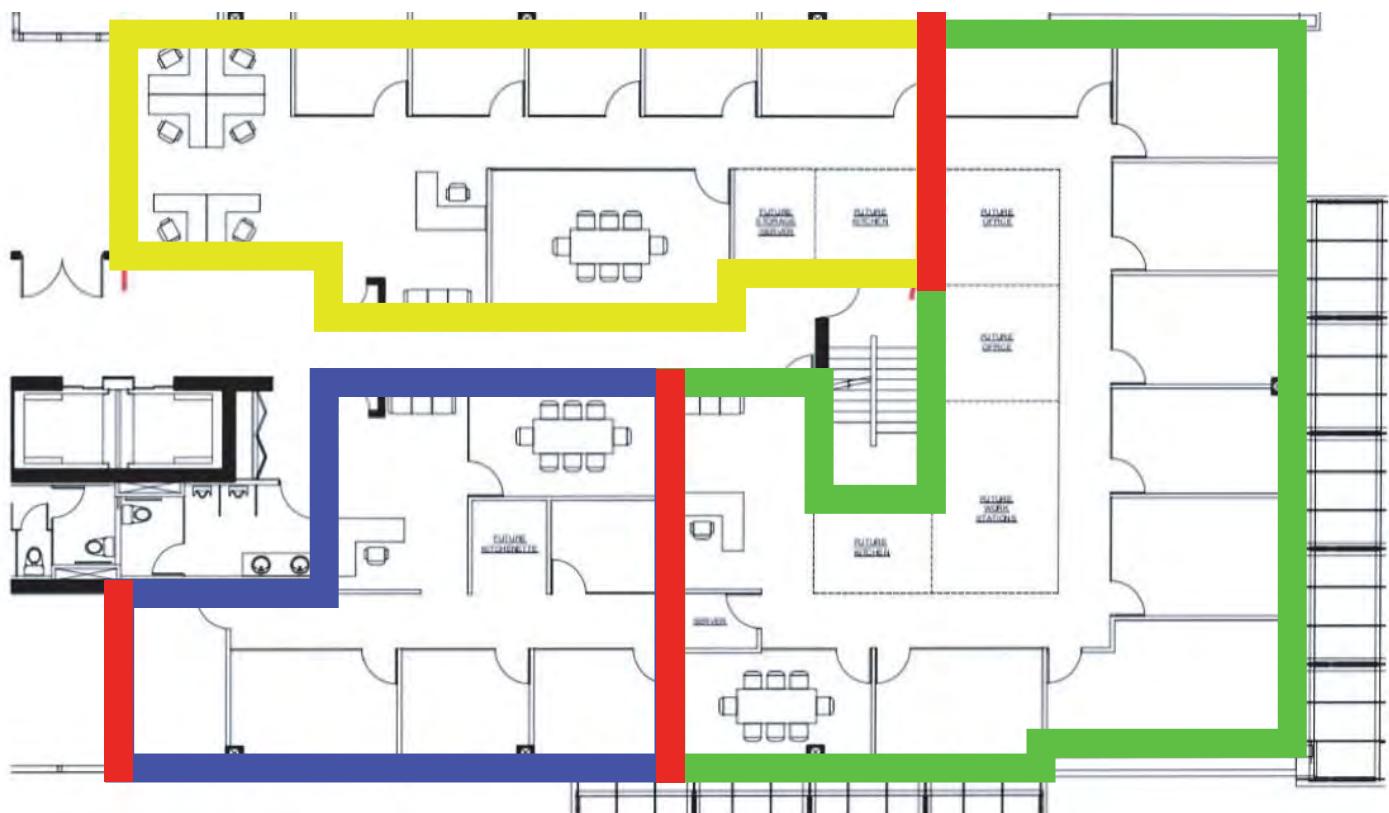
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### SAMPLE OFFICE LAYOUTS



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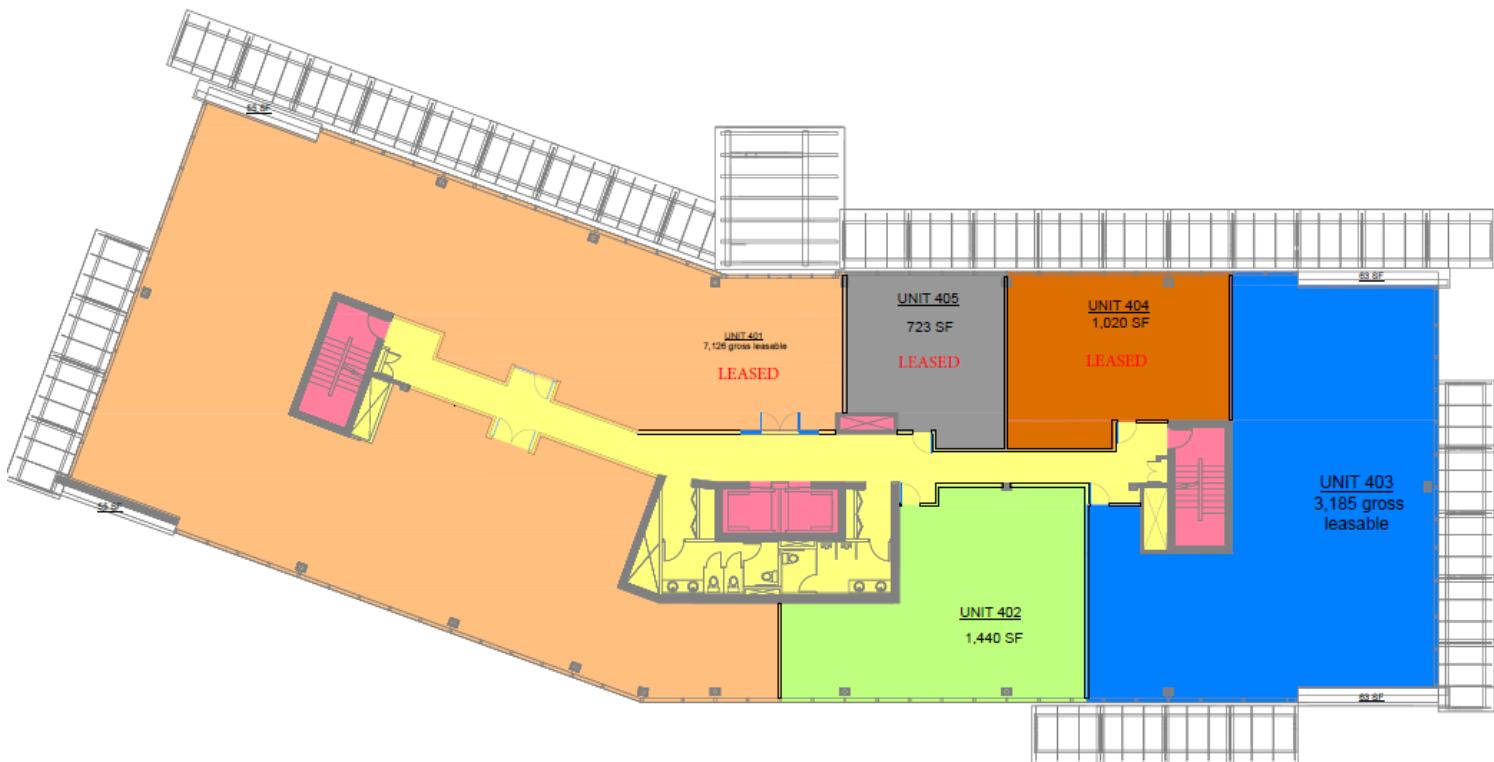
## Morgan Heights / South Surrey

15350 Croydon Drive

Actual



### 4th Floor - Floor Plan



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