

**Active**  
**C8071062**

**210 14225 57TH STREET**  
**Sullivan Station**  
**Surrey**  
**V3X 0H6**

**For Lease**  
**Office**

Additional Property Types:  
**Office**

Listing Map: 

For Sale Price: **\$0**  
Leased/Sold Date:  
Leased/Sold Price: /



Zoning: **CD** Gross Prop Tax Yr: Sale Type: **Lease**  
P.I.D.#: **800-179-986** Building/Complex Name:  
**Recent renovation, Large OPEN air conditioned office with kitchenette area, 596 square feet main floor unit. South facing, 24 hour access (FOB System) Bus loop, easy access, safe location (Surrey Courthouse Complex, Daycare on site. Managed building that has been updated.) Utilities are included. Reserved parking is an additional \$65.00 per month.**

**MEASUREMENTS:**

Subj. Space Sq.Ft:	Space Avail for Lse:	<b>596</b>
Subj. Space Width	Whse/Indust.Sq.Ft:	
Subj. Space Depth:	Office Area Sq. Ft:	
Land Size Sq. Ft.	Retail Area Sq. Ft:	
Land Size Acres:	Mezzanine Sq. Ft:	
Acres Freehold:	Other Area Sq. Ft:	
Acres Leasehold:	Main Resid. Sq.Ft:	
Subj Prop Width ft.:	Min. Divisible	
Subj Prop Depth	Max. Contig. Space:	

**LEASE DETAILS:**

Lease Type:	<b>Net</b>
Lease Expiry Date:	
Lse Term/Months:	
Is a Sub-lease?:	<b>No</b>
Strata Fees/Month:	
Seller's Int.:	<b>Registered Owner</b>
Int. In Land:	<b>Freehold</b>
First Nat.Res:	
Occupancy:	

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:	<b>\$21.00</b>
Est. Additional Rent / SF:	<b>\$11.78</b>
Basic Rent per Month:	<b>\$1,043.00</b>
Est. Add. Rent per	<b>\$858.07</b>
Basic Rent per Annum:	<b>\$12,516.00</b>
Gross Rent per Annum/SF:	
Gross Rent per Month:	
Gross Rent per Annum:	

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings:	# of Docks
# of Storeys:	# of Grade Doors:
# of Elevators:	# of Loading Doors:
# Parking Spaces:	Clear Ceiling Ht (ft):
Year Built:	Class of Space:
Building Type:	
Construction Type:	
Potential to Redevelop?	Comments:
Environ. Assess.Done?	Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:
# of Studio Apts:
# of 1 Bdrm Apts:
# of 2 Bdrm Apts:
# of 3 Bdrm Apts:
# of 4+ Bdrm Apts:
# of Penthouse Apts:
Total # of Apts
# of Other Units:
Total # of Units:
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Req'd:
Major Use Description:

**LISTING FIRM(S):**

Panda Luxury Homes  
2.

**PRESENTED BY:**

**Daniel K Preston PREC\* - CONTC: 604-617-5981**  
**Panda Luxury Homes**  
**dan.preston@shaw.ca**

Virtual Tour:



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