



FOR LEASE

1688 152nd Street
Surrey, BC

wpm

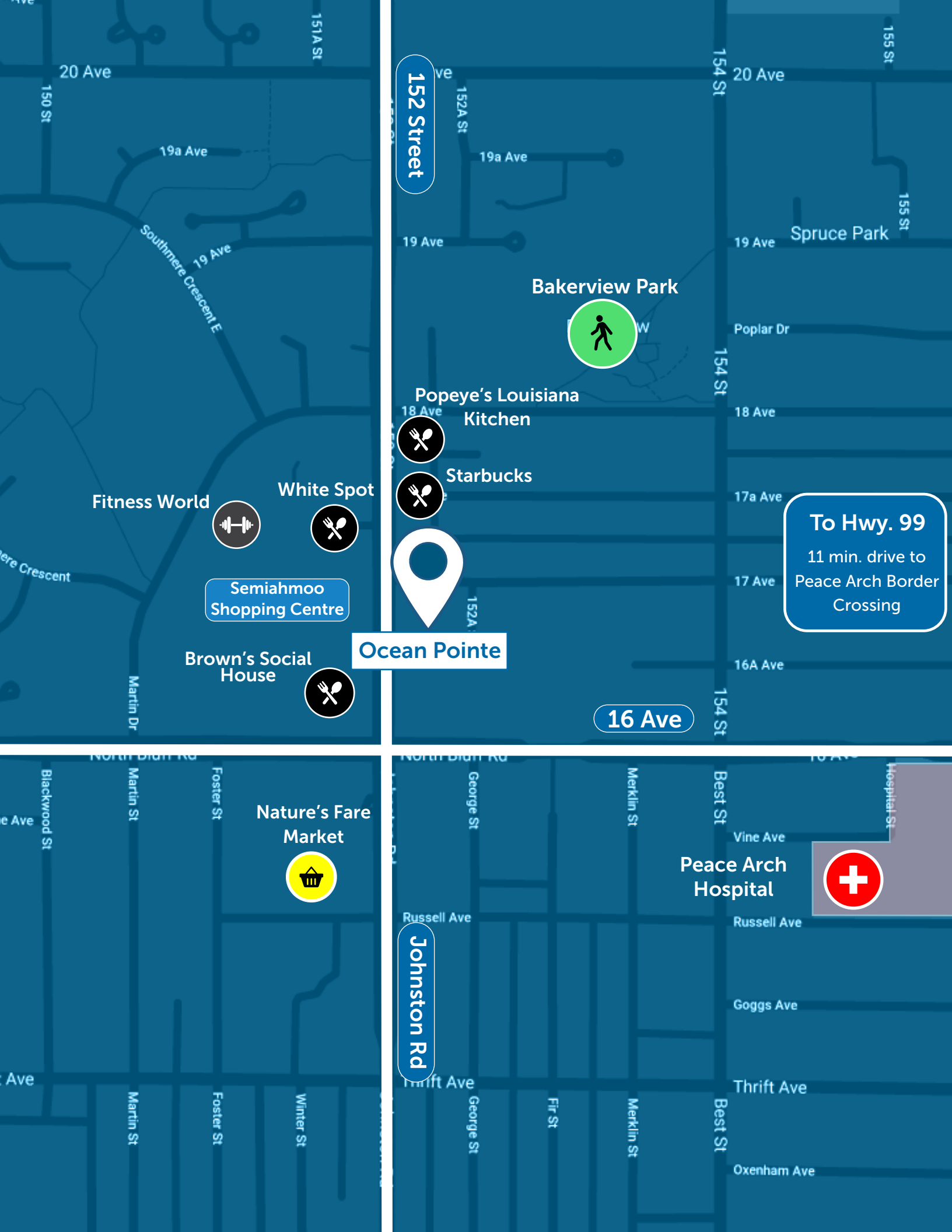
WARRINGTON PCI
MANAGEMENT



PRIME LOCATION IN SOUTH SURREY

Ocean Pointe is strategically located near the busy intersection of 152nd Street and 16th Ave in South Surrey, with quick access to King George Boulevard and Hwy. 99.

It's the area's premier commercial address offering high exposure retail complemented with class "A" office space. The building is located across from Semiahmoo Shopping Center and is in close proximity to public transit, transportation routes and is within easy walking distance to extensive amenities, including restaurants, markets, and coffee shops. The surrounding area is experiencing major growth with mixed use commercial and residential developments.



152 Street

Bakerview Park



Popeye's Louisiana Kitchen



Starbucks



Ocean Pointe

To Hwy. 99
11 min. drive to
Peace Arch Border
Crossing

16 Ave

Nature's Fare Market



Peace Arch Hospital



Johnston Rd

BUILDING AMENITIES

It's the area's premier commercial address offering high exposure retail complimented with class "A" office space. The building is located across from Semiahmoo Shopping Center and is in close proximity to public transit and is within easy walking distance to extensive amenities, including restaurants, markets, and coffee shops.

- Built in 2001
- On-site security from 1PM to 9PM
- On-site month to month storage
- Ground floor restaurant
- Hourly visitor parking available
- 187 parking stalls (reserved and non-reserved). Ratio 1:450sf.



Underground & Visitor Parking



Fibre Internet



Covered Sidewalks



On-Site Security



Walk Score

90



Bike Score

68



Transit Score

54

AVAILABLE SPACE

Suite	Area	Type	Availability
300	2,246 SF	Office	Upon Notice
301	1,644 SF	Office	Upon Notice
300/301	3,890 SF	Office	Upon Notice

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2024 EST.)

\$16.63 / SF

PARKING RATE

\$85-\$150/mo + applicable taxes

1:450sf ratio



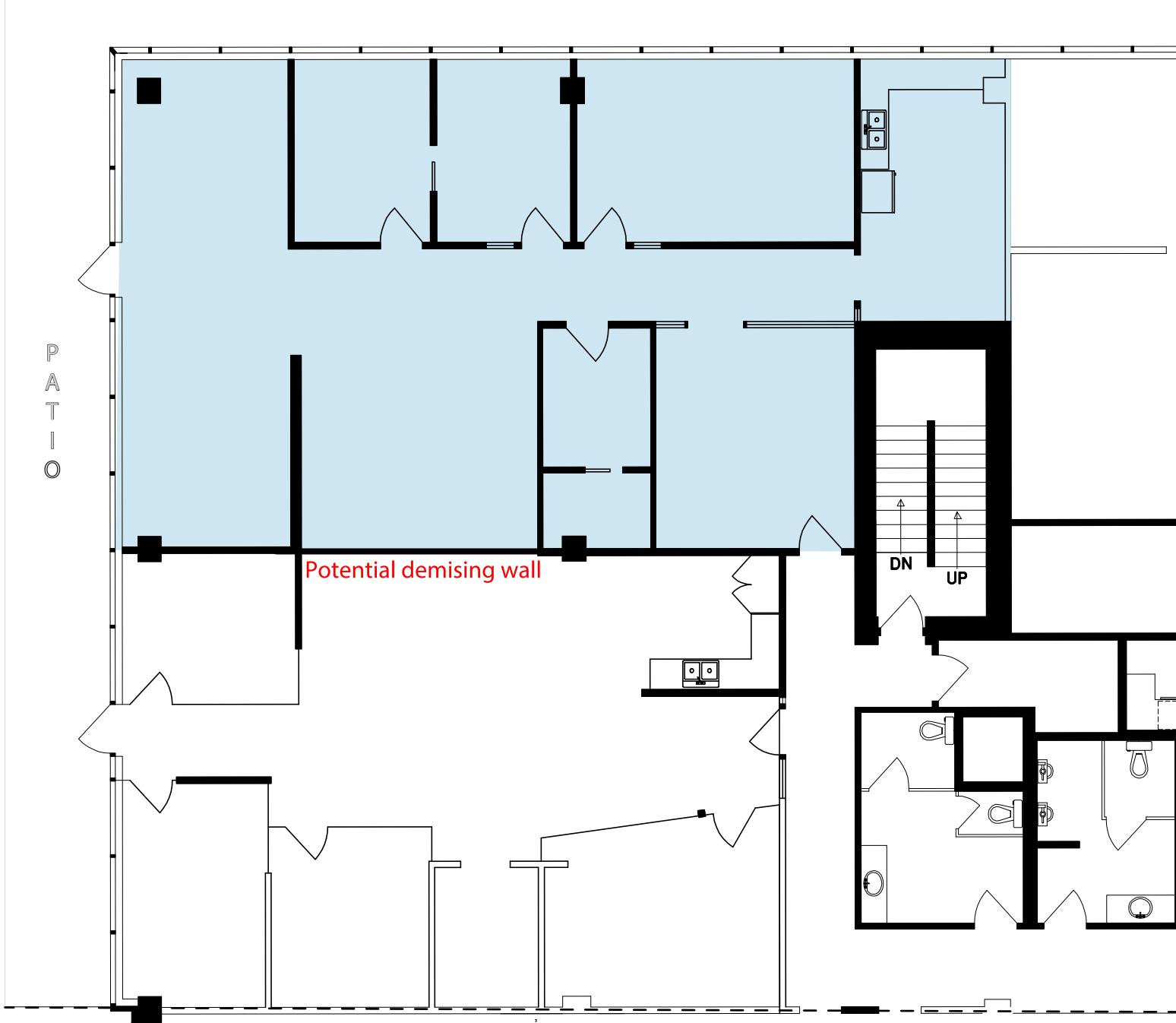
#300 - 1688 152nd St., Surrey

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 2,246 | Available Immediately



Well lit unit with space for boardroom. Includes kitchenette. Access to large wrap-around patio.

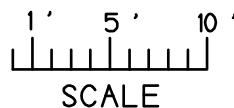


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SCALE



WARRINGTON PCI
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E. & O.E. The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

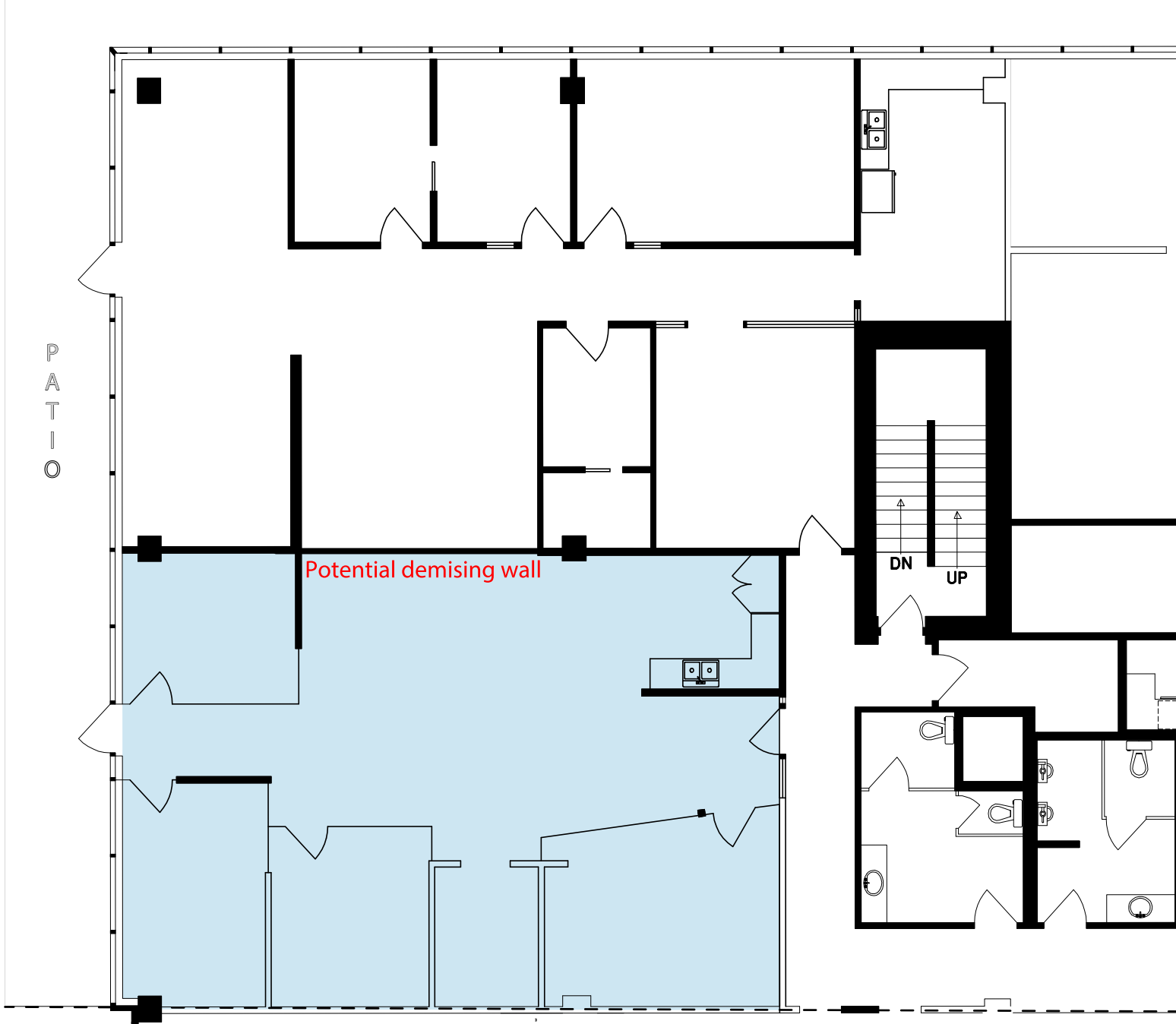
#301 - 1688 152nd St., Surrey



BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 1,644sf | Available Immediately

Perimeter offices and space for meeting room. Includes kitchenette. Access to large wrap-around patio.



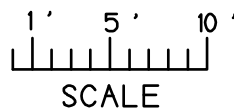
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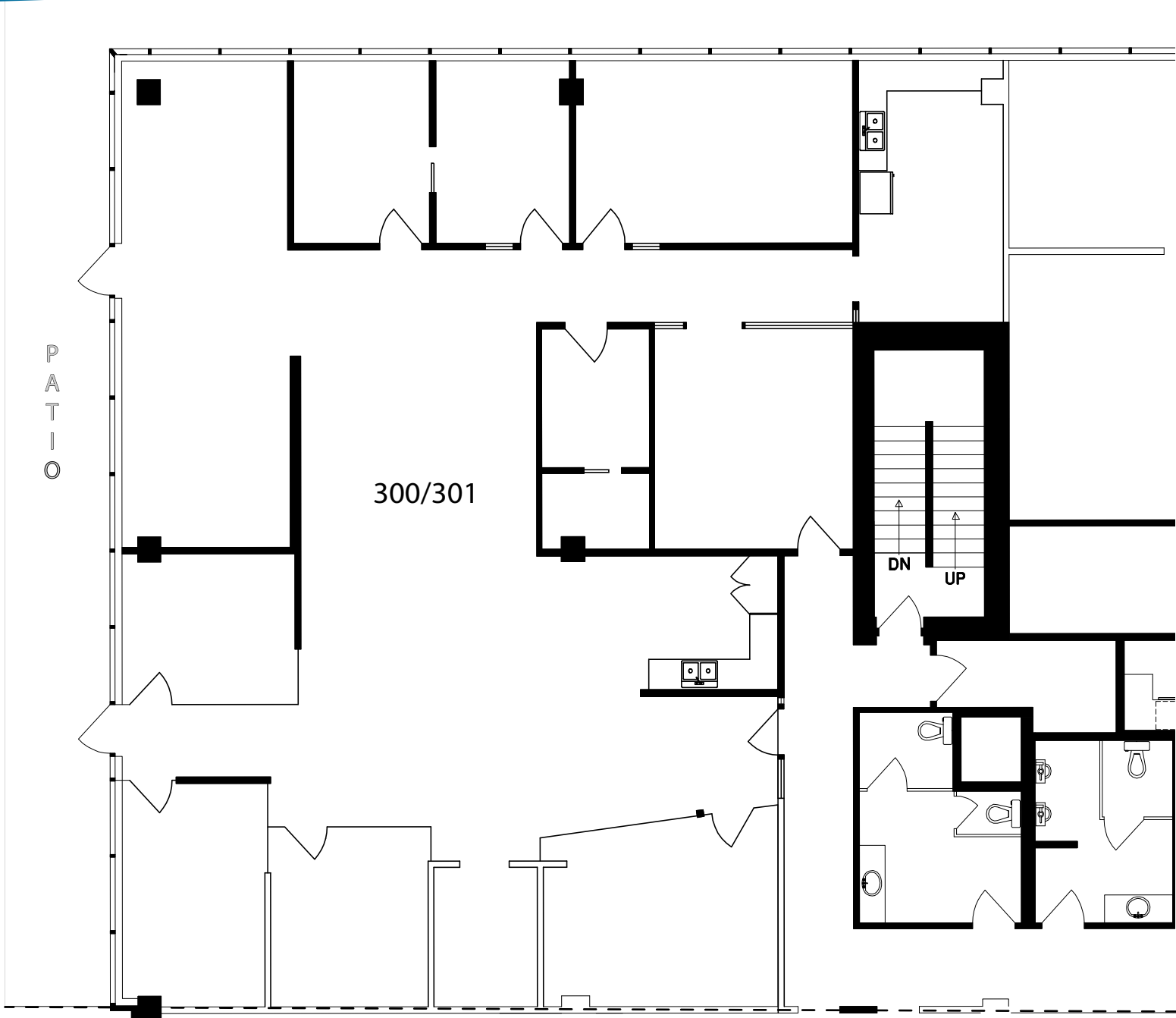
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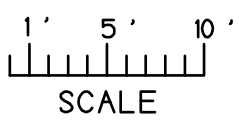
BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 3,890sf | Available Immediately

Well lit unit with space for boardroom. Includes 2 kitchenettes. Access to large wrap-around patio.



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LEASING ENQUIRIES

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leasing opportunities



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