

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



For Lease

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!

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



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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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. 2025)	MONTHLY GROSS RENT
RETAIL SERVICES FLOOR			
#100	LEASED		
#101	LEASED		
#101 A	LEASED		
#102 - 104	LEASED		
SECOND FLOOR			
#201	LEASED		
THIRD FLOOR			
#301	12,000	\$33	\$46,800
FOURTH FLOOR			
#402	LEASED		
#403	LEASED		
#404	794	\$35	\$13.80
#405	779	\$35	\$13.80
#406	LEASED		
#408	1,190	\$35	\$13.80
#409	LEASED		

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Creative spaces designed by you



Designed and Built By:

martini

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Floor Plan - 4th Floor



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