

FOR SALE

TWO STOREY PREMIUM OFFICE

Unit 201 - 10299 University Drive, Surrey



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Vice President

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**Personal Real Estate Corporation*

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Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to purchase two floors of premium office space, featuring an exclusive outdoor patio and direct elevator access to the unit. This is a unique chance to join the rapidly growing Surrey Downtown core and position your business for future growth opportunities.



LOCATION

Strategically located in the vibrant Surrey Downtown District, the subject property is immediately adjacent to the newly proposed SFU Surrey Campus medical school. Situated along University Drive near the intersection of Central Avenue, the area is a well-developed mix of commercial and residential buildings. Just steps away from notable amenities such as Pacific Poke, Trees Organic Coffee, Surrey Central Mall, Central SkyTrain Station, and the bus loop, this location is ideal for a growth-oriented business enterprise.

HIGHLIGHTS

- » Strategically located with excellent exposure & signage Option
- » Subject property is self managed Air-Parcel with no strata fees
- » Floor to Ceiling windows with expansive view
- » Direct elevator access.
- » Exclusive use of Outdoor Patio
- » Ceiling height (+) 12ft.
- » Secure underground parking



SALIENT DETAILS

CIVIC ADDRESS

Unit 201, 10299 University Drive, Surrey

LEGAL DESCRIPTION

BLOCK 5N SECTION 27 RANGE 2W PLAN
EPP80258 NWD AIRSPACEPARCELNUMBER 2

PID

030-807-964

ZONING

CD Contact the listing agent for a copy of the zoning bylaws

UNIT SIZE

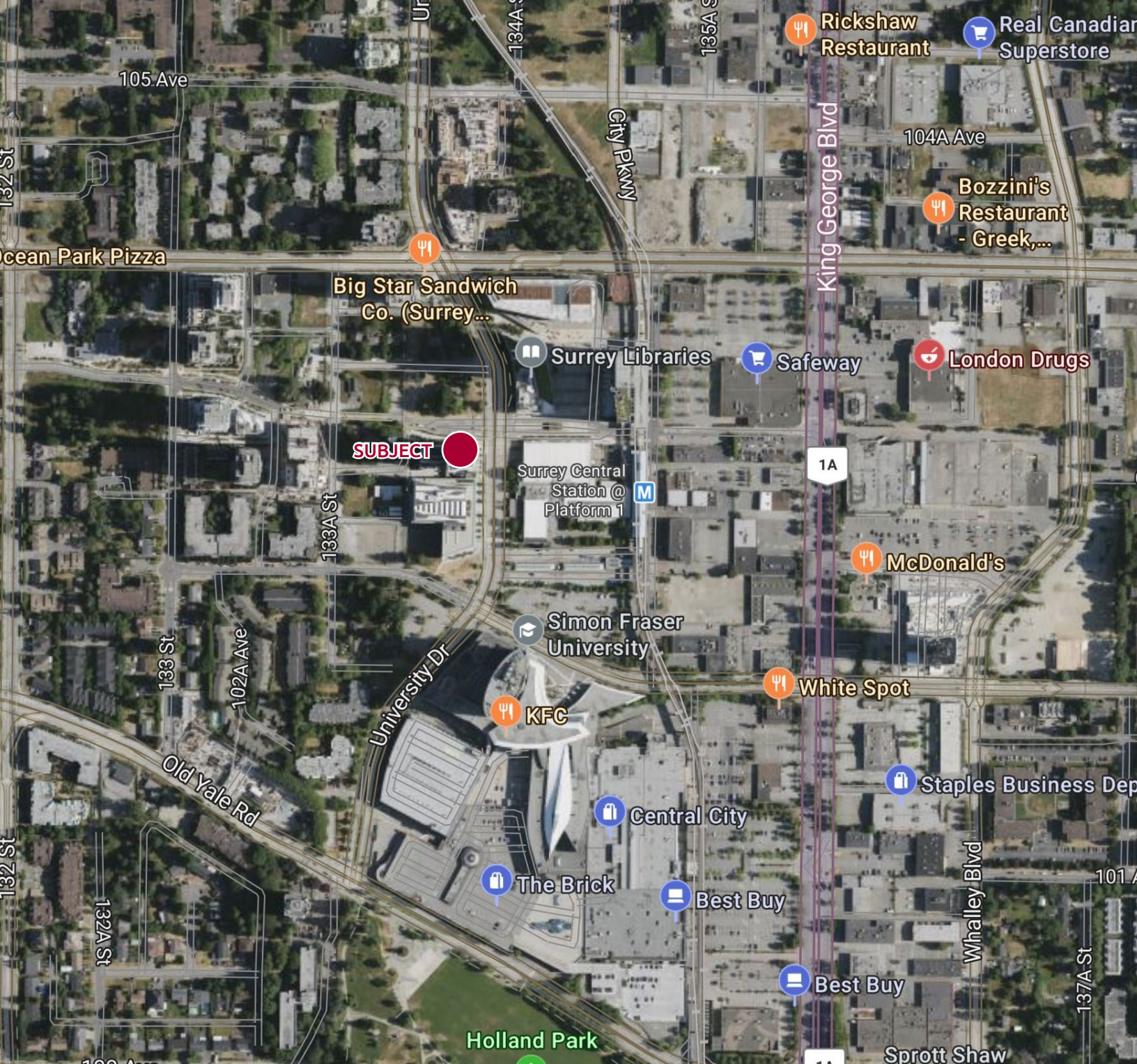
2nd Floor	2,445 Sq Ft.
3rd Floor	2,510 Sq. Ft.
Total	4,955 Sq Ft

PROPERTY TAXES

\$19,546.08 (2023)

PRICE

\$4,390,000 (\$886 PSF)



FOR MORE INFORMATION, PLEASE CONTACT:

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