

FOR LEASE

2121 160TH STREET, SURREY, B.C.

MULTIPLE UNITS, RANGING FROM 2,000 SF - 8,000 SF

LANDLORD TURNKEY AVAILABLE



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PROPERTY DETAILS

Address: 2121 160th Street, Surrey, B.C.

2nd Floor:

Unit 201: *Conditional*
Unit 202: *Leased*
Unit 203: 2,173 SF*
Unit 204: 2,618 SF*
Unit 205: 3,040 SF*

Total Contiguous: 7,831 SF

Availability:

3rd Floor

Unit 301: 2,812 SF*
Unit 302: *Conditional*
Unit 303: 2,489 SF*
Unit 304: 3,173 SF*

Total Contiguous: 8,474 SF

Basic Rent: Please Contact Listing Agent

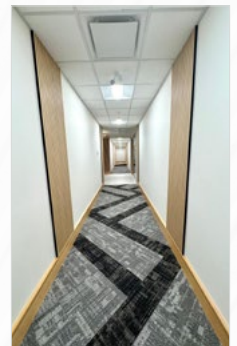
Additional Rent: \$15.00 PSF (2025 est.)

Available: Immediately, ready for fixturing

Term Length: Flexible

Parking:

- 22 secured and gated parking stalls at \$125.00 per month plus applicable taxes
- Approximately 70 surface stalls

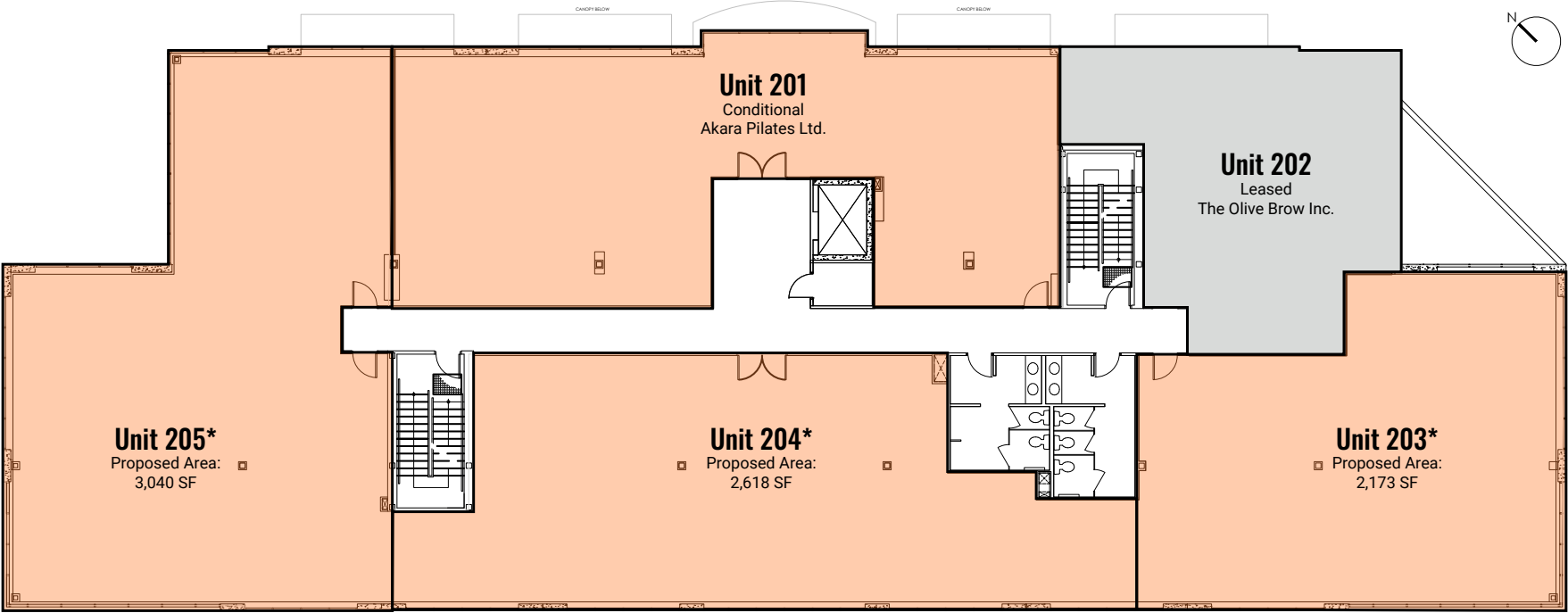


FEATURES

- All existing improvements have been removed leaving a blank canvas for tenant specifications. Capped plumbing in numerous locations, allowing flexibility on the office layout
- All common areas have recently been beautifully improved and upgraded, including flooring, lighting, paint and wood features throughout
- Flexible sizing and demising options available
- Recently renovated common washrooms on each floor
- Excellent building signage opportunity
- HVAC and lighting throughout
- Elevator serviced
- Professionally managed by DWELL Property Management
- Ground floor anchor tenant is National Bank Financial

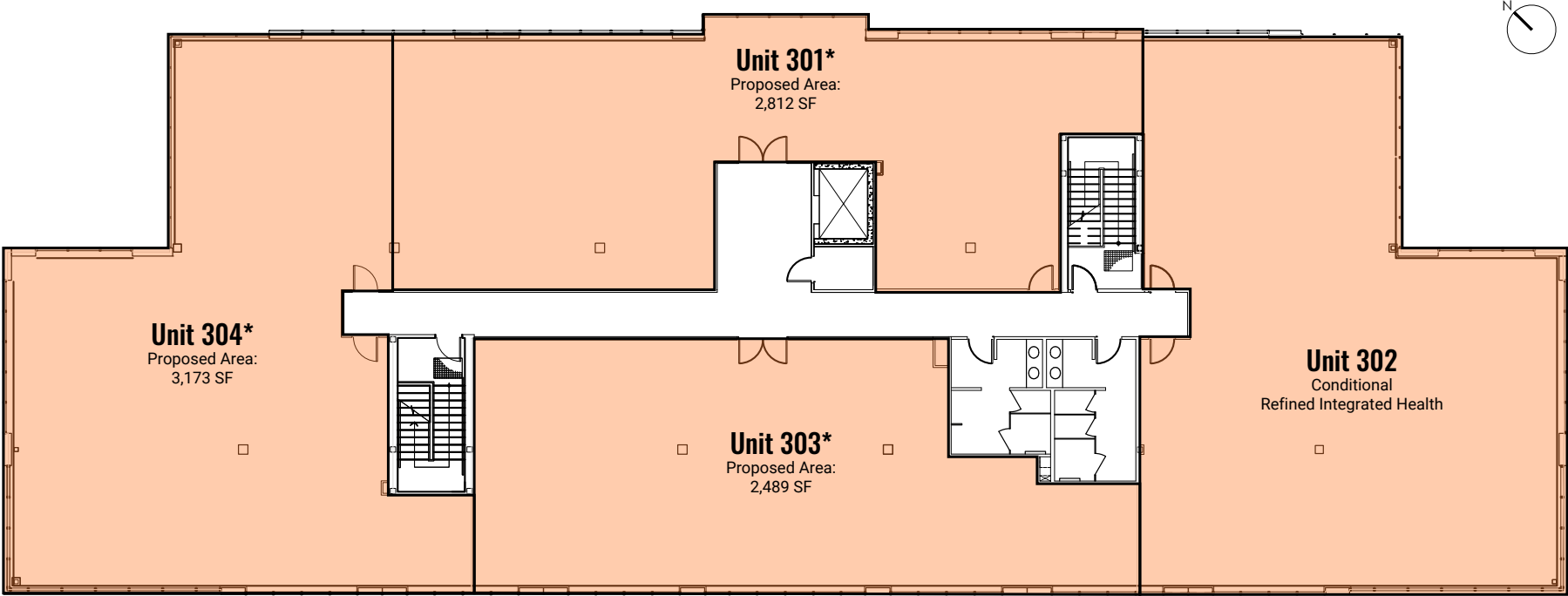
**Approximate and proposed sizing. Flexible demising options.*

FLOOR PLAN - 2ND FLOOR



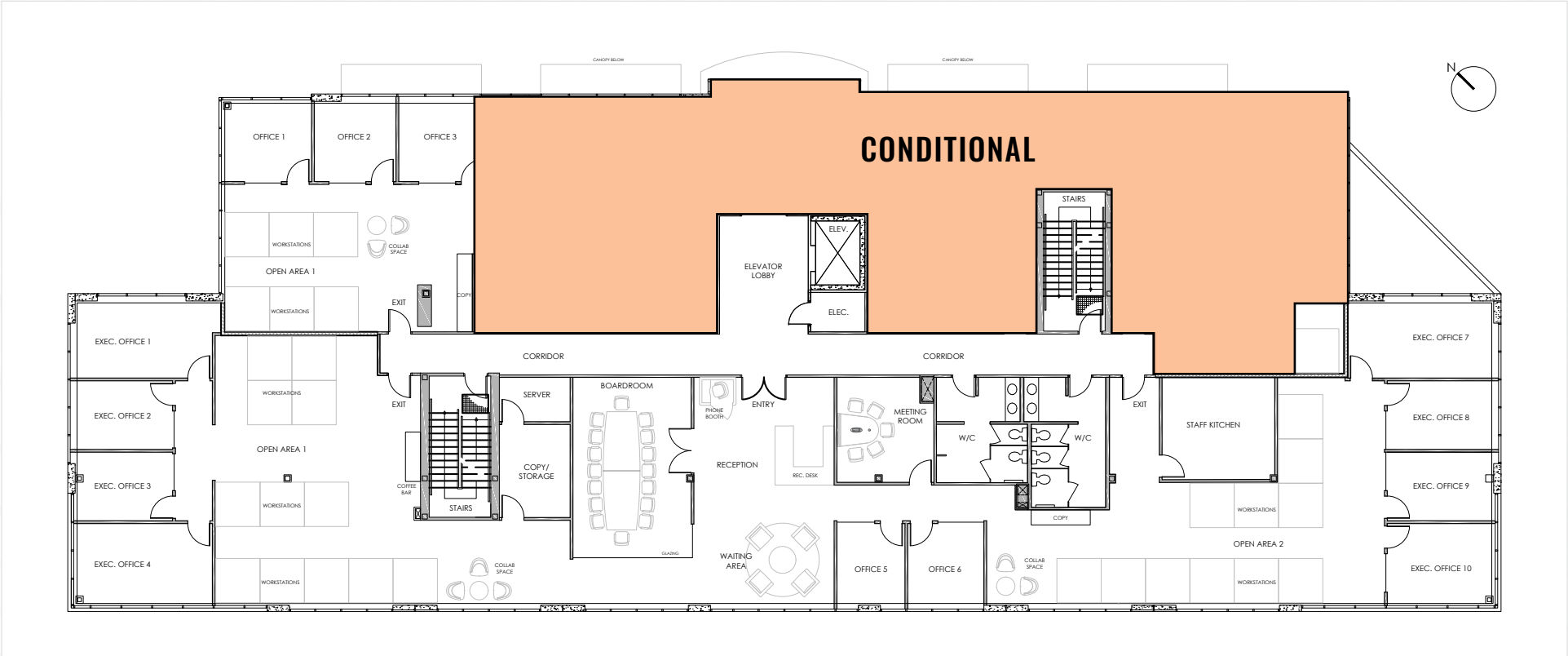
**Unit 203, 204 & 205 are available for a combined contiguous space of 7,831 SF.*

FLOOR PLAN - 3ND FLOOR

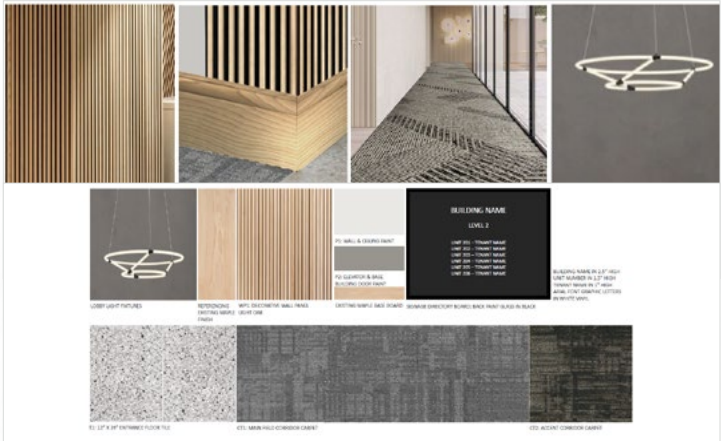


** Unit 301, 303 & 304 are available for a combined contiguous space of 8,474 SF.*

FLOOR PLAN - SAMPLE TEST-FIT 2ND FLOOR



*Floor plan not to scale



LOCATION OVERVIEW

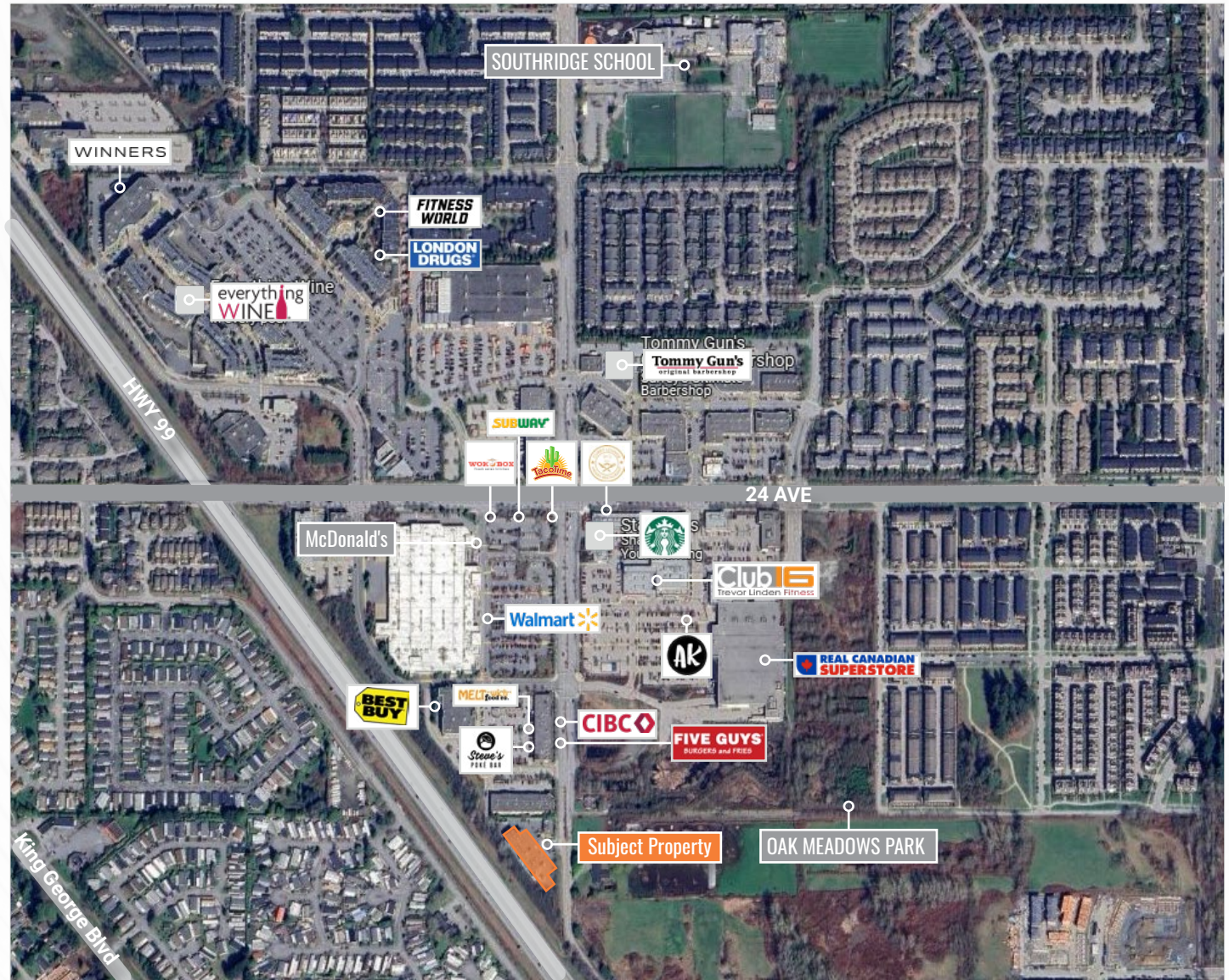
Situated in the heart of Surrey's bustling South Surrey area, 2121 160th Street offers an exceptional office space in a rapidly developing, business-friendly community. Just minutes from major transportation routes including Highway 99 and the Pacific Highway Border Crossing, this prime location provides excellent accessibility for both employees and clients alike.

Surrounded by a variety of amenities, including retail centers, dining options, and recreational facilities, the building offers a convenient and vibrant environment. With proximity to residential neighborhoods, it's an ideal spot for companies looking to attract talent from the growing South Surrey and White Rock areas.

The location also benefits from excellent visibility and strong future growth prospects, making it a strategic choice for companies seeking to position themselves in a dynamic, evolving market. Whether you're looking for a modern space to grow your business or a strategic location to expand in, 2121 160th Street delivers the perfect combination of convenience, accessibility, and opportunity.

WALK SCORE
VERY WALKABLE
72*

BIKE SCORE
VERY BIKEABLE
77*



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