


**Active**  
**C8071063**

**303 14225 57TH**  
**Sullivan Station**  
**Surrey**  
**V3X 0H0**  
**Listing Map:** 

**For Lease**  
**Office**

Additional Property Types:  
**Office**

Leased Date:  
Leased Price:



Zoning: **CD** Gross Prop Tax Yr: Sale **LEASE**  
P.I.D.#: **800-179-988** Building/Complex Name:

**Large OPEN air conditioned office with kitchenette, 579 Square foot top floor unit. South facing, close to elevator. 24 hour access (FOB System) Bus loop, easy access, safe location (Surrey Courthouse Complex, Daycare on site. Gross monthly rent includes Utilities.**

**MEASUREMENTS:**

Space Avail. for Lse:	<b>579</b>	W/hse/Indust. Sq Ft:
Subj. Space Width		Office Area Sq Ft:
Subj. Space Depth:		Retail Area Sq Ft:
Land Size Sq.Ft:		Mezzanine Sq Ft:
Land Size Acres:	<b>0.00</b>	Other Area Sq Ft:
Acres of Freehold		Main Resid. Sq Ft:
Acres Leasehold		Min. Divisible Space:
Subj Prop Width ft.:		Max. Contig. Space:
Subj Prop Depth ft.:		Class of Space:

**LEASE DETAILS:**

Lease Type:	<b>Net</b>
Lease Expiry Date:	
Lse Term/Months:	<b>24</b>
Is a Sub-lease?:	<b>No</b>
Strata Fees/Month:	
Seller's Int.:	<b>Registered Owner</b>
Int. In Land:	<b>Freehold</b>
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>\$1,013.25</b>
Est. Add. Rent per Month:	<b>\$586.39</b>
Basic Rent per Annum:	<b>\$12,159.00</b>
Gross Rent per Annum/SF:	
Gross Rent per Month:	
Gross Rent per Annum:	

**GENERAL BUILDING AND PROPERTY DETAILS:**

Year Built:	<b>9999</b>	Construction:	<b>Concrete Block</b>
# of Buildings:		Roof:	
# of Storeys:		HVAC:	
# of Elevators:		Building Type:	<b>Low Rise (2-4 storeys)</b>
# Parking Spaces:		Amenities:	
# of Docks:			
# of Grade Doors:		Site Services:	
# of Loading Doors:			
Class of Space:		Restrictions:	
Enviromental Assess:	<b>Not Applicable</b>	Comments:	
Potential to Redevelop?		Comments:	

Power Type:

**LEGAL:** LOT 20, PLAN NWP25662, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP48222, SCHOOL BOARD OFFICE

**LISTING FIRM(S):**

1. Panda Luxury Homes
- 2.
- 3.

**PRESENTED BY:**

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

Virtual Tour:

