



For Lease

#103 - 19162 22 Ave
Surrey, BC

1,350 SF of office space in the rapidly
growing Campbell Heights area



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Location - Campbell Heights

This office space is located in the rapidly growing business and industrial area of Campbell Heights in South Surrey. Minutes from the US border with easy access to Highway 15, Highway 99, and Highway 10, the location is central to major businesses. Complementary services and businesses all located in close proximity.

PID	027-276-082
UNIT TYPE	Commercial - Office
SIZE	1,350 SF
ZONING	IB-2
LEASE RATE	\$20.00 PSF per annum
ADDITIONAL RENT	\$5.50 PSF per annum (2025 Estimate)
PARKING	Designated Spaces



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DETAILS

This move-in ready office space is nicely equipped with two offices, open work area, boardroom, kitchenette, washroom, and storage space. The large offices have great exposure providing plenty of natural light.

The building is well-managed and this unit is ready for immediate occupancy. Don't miss out on one of the most affordable office spaces in Surrey!



Conveniently located near amenities and businesses



Close proximity to major highways and the Canada-US border



Ready for immediate occupancy



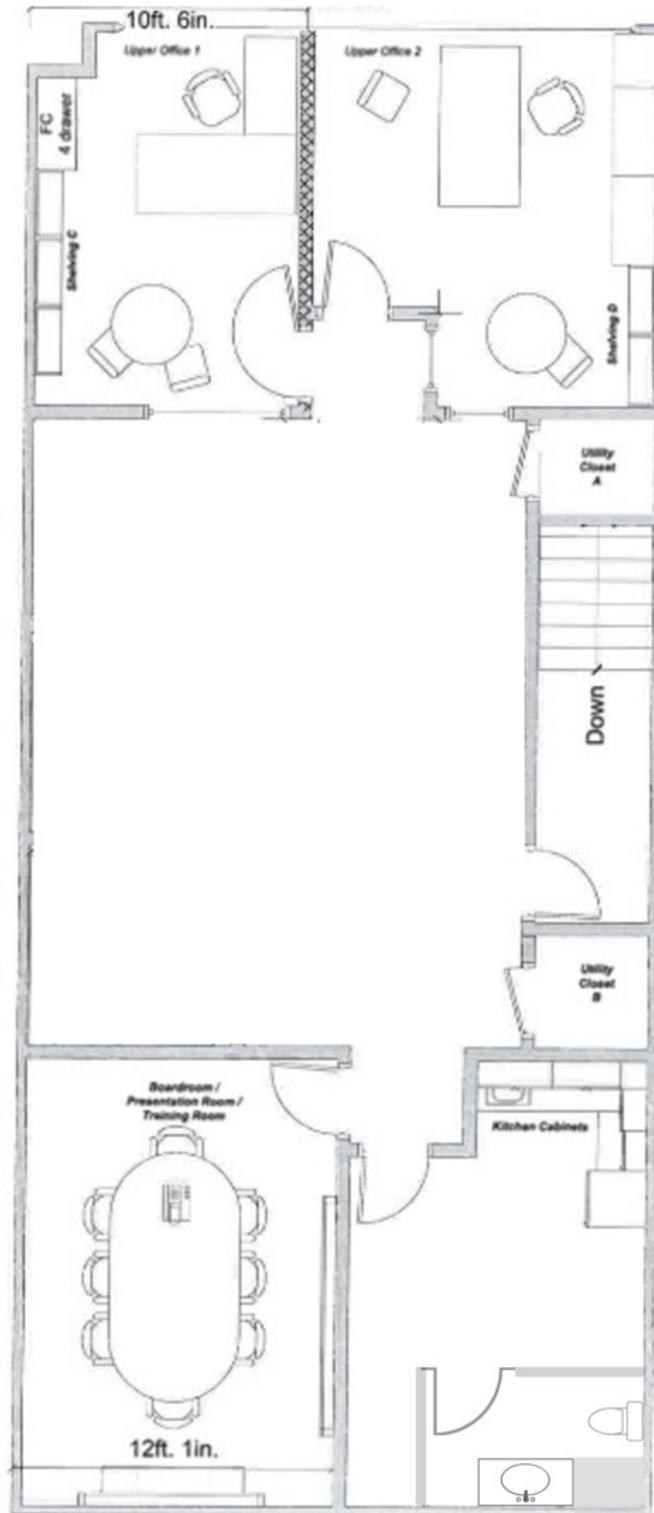
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Floor Plan



ALL INFORMATION PROVIDED IS THE RESPONSIBILITY OF THE TENANT TO VERIFY IF DEEMED IMPORTANT.

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