



Cambridge Business Centre

15315 66 Ave, Surrey, BC V3S 2A1



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Cambridge Business Centre

\$25.00 - 30.00 /SF

Cambridge Business Centre at 15315 66 Avenue presents Surrey's newest premier office destination. The recently constructed three-story complex sits near the busy intersection of 152nd Street and 66 Avenue, with prominent exposure. Tenants and guests are treated to a prestigious arrival experience with...

- Cambridge Business Centre at 15315 66 Avenue offers never-before-occupied office suites in build-to-suit condition in a brand-new office complex.
- Enjoy a best-in-class office experience with abundant surface parking, covered building entrances, sun-drenched interiors, and more.
- Mostly open floor plans, high ceilings, and large floor-to-ceiling windows allow tenants to craft a space that uniquely meets all business needs.
- Centrally located in the East Newton/Sullivan region of Surrey, offering convenient access to 152nd Street, dining options, and outdoor recreation.
- Reach Cambridge Business Centre within minutes via Highway 10 (56 Avenue), Highway 15 (176 Street), Highway 99, Fraser Highway, and 64th Avenue.



Rental Rate:	\$25.00 - \$30.00 per SQFT
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Area:	1,150 - 1,315 SF
Year Built:	2023
Parking:	Common Parking - Ample Space
Security:	Overnight Security Monitoring
Unit Access:	24/7 with Intercom / Fob System

2nd Floor Ste 210

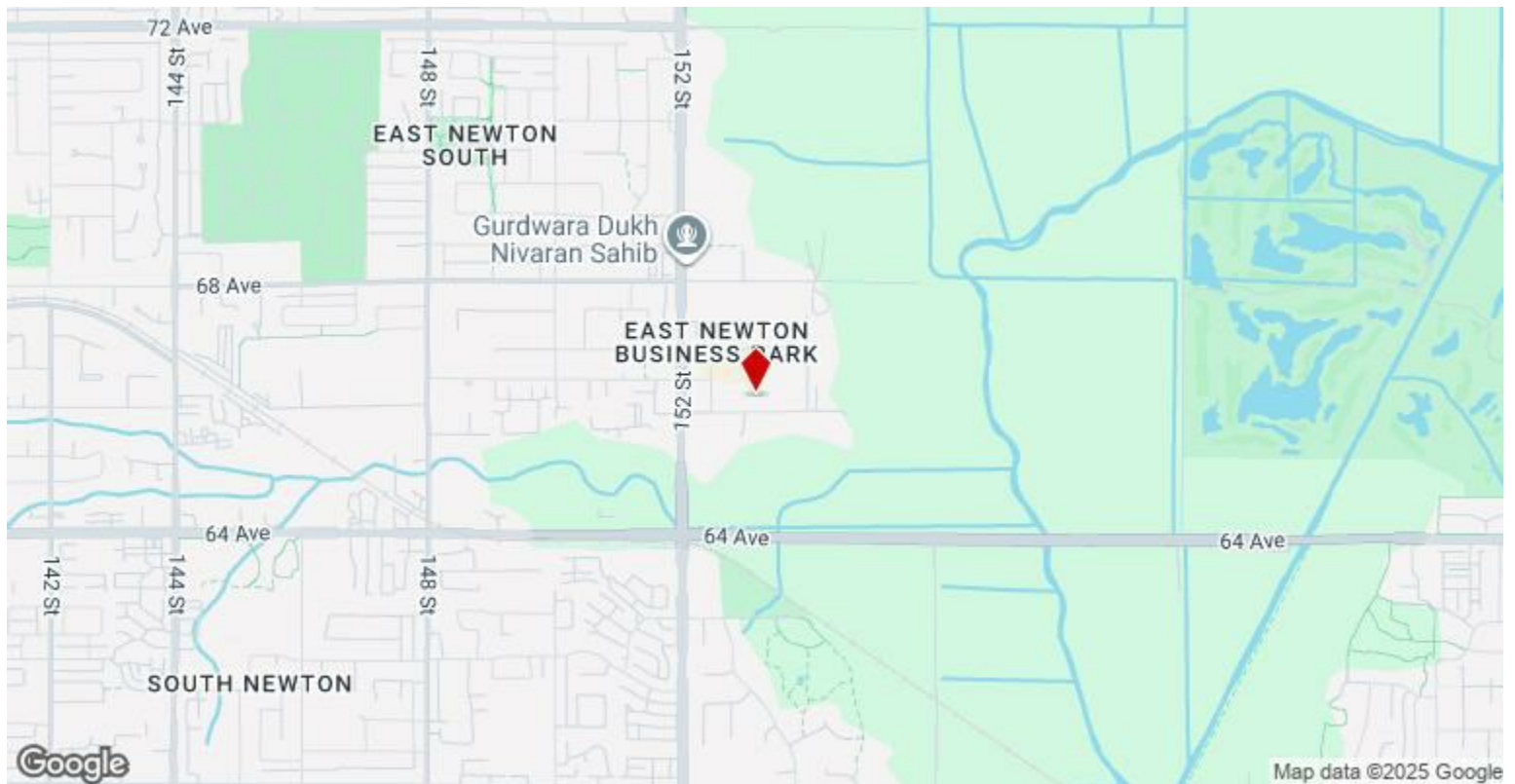
Space Available	1,144 SF
Rental Rate	\$27.00 /SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Lease
Space Use	Office
Lease Term	1 - 5 Years

This brand-new 1,144-square-foot unit on the second floor is ready to be occupied. An exceptional opportunity awaits with this second-floor commercial shell unit, now available for lease or sale. Ideal for office, medical, or professional services, this versatile space is ready to be transformed into your business's next headquarters. For Lease – Fully Customized to Your Vision The landlords are committed to securing a long-term tenant and are offering a turnkey build-out solution. Design your perfect workspace with:- Tenant's choice of flooring- Custom wall colours- Tailored office layout and design Let your business thrive in a space built just for you — with your needs, branding, and workflow in mind.

3rd Floor Ste 321

Space Available	1,315 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Lease
Space Use	Office
Lease Term	1 - 10 Years

Second Floor Commercial Shell Unit – For Sale or Lease An exceptional opportunity awaits with this second-floor commercial shell unit, now available for lease or sale. Ideal for office, medical, or professional services, this versatile space is ready to be transformed into your business's next headquarters. For Lease – Fully Customized to Your Vision The landlords are committed to securing a long-term tenant and are offering a turnkey build-out solution. Design your perfect workspace with:- Tenant's choice of flooring- Custom wall colours- Tailored office layout and design For Sale – Secure Your Space Prefer to own? Take advantage of this rare opportunity to purchase a second-floor commercial unit in a high-demand area and customize it to suit your investment or operational goals.- Shell Condition – Flexible layout potential- Ample Parking – Onsite and visitor-friendly- Excellent Visibility & Accessibility – Ideal for client-facing operations- Sought-After Location – In the heart of a thriving business district



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Cambridge Business Centre at 15315 66 Avenue presents Surrey's newest premier office destination. The recently constructed three-story complex sits near the busy intersection of 152nd Street and 66 Avenue, with prominent exposure. Tenants and guests are treated to a prestigious arrival experience with easy property access, professional landscaping, abundant surface parking, and covered building entrances.

Be the first to secure brand-new office space on the second and third levels. Each space offers a mostly open floor plan and is currently in shell condition. Plus, enjoy maximum sunlight and expansive views from large floor-to-ceiling windows along the unit's exterior walls. This is an unrivalled opportunity to build a customized professional space within a market-leading building.

Cambridge Business Centre is centrally located in Surrey's East Newton/Sullivan region, offering surrounding amenities and easy access to major transportation routes. The Reflections Banquet and Convention Center is beside the building, bus stops are located along 152 Street, and Sullivan Park and New York New York Greek Restaurant are only a short drive away. Proximity to Highway 10 (56 Avenue), Highway 15 (176 Street), Highway 99, Fraser Highway, and 64th Avenue provides convenient travel to and from the property.