

**TPC** <sup>the</sup> Professional Centre  
@ SOUTH POINT

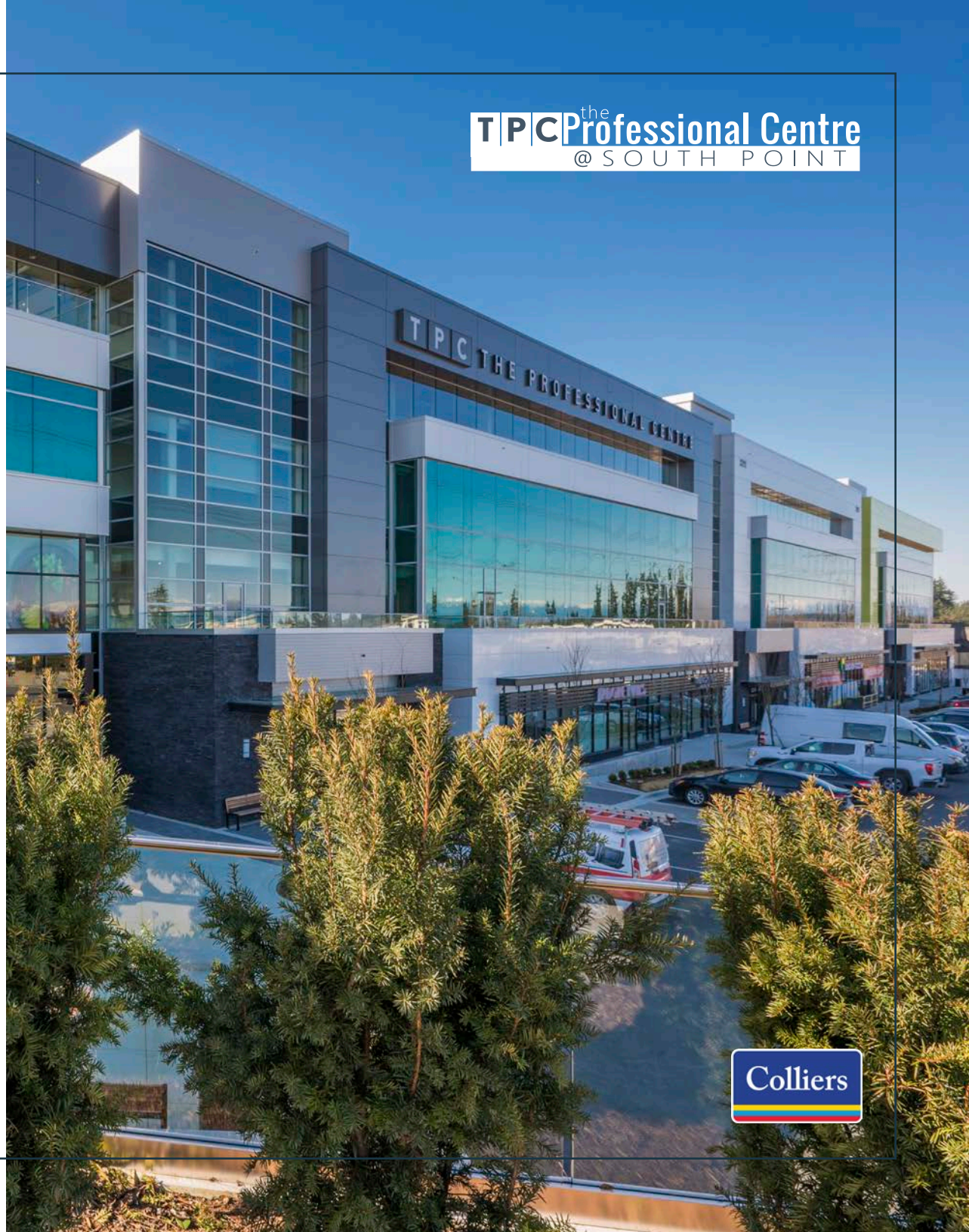
# THE PROFESSIONAL CENTRE @ SOUTHPOINT

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3211 152ND STREET, SURREY, BC

High-end office and retail space  
**for lease** in South Surrey ready for  
tenant fixturing

**90% LEASED**



Colliers












This new development features a mix of high-end retail and office space in the heart of South Surrey. The Professional Centre at South Point (TPC) is the cornerstone development in one of the fastest growing areas in all of Surrey. TPC is close to major transportation routes, accessible to large employment pools and is within proximity to a range of amenities – either on-site or within walking distance.

## ARCHITECTURAL DESIGN



 <p>Concrete and steel building construction</p>	 <p>Large floor plates create efficient spaces for smaller tenancies and maximize usable area</p>	
 <p>Floor to ceiling glazing</p>	 <p>10'-15'6" ceiling heights in retail units</p>	 <p>10' ceiling heights in office units</p>
 <p>Decks off the second, third and fourth floor units</p>	 <p>Excellent vehicular access/egress</p>	 <p>Signage opportunities</p>

Designed by Lovick Scott Architects, TPC is distinctly different from other commercial developments in the South Surrey area. The building incorporates the finest materials, and design elements rarely seen in a suburban commercial hub. TPC stands alone as the premier office location in all of South Surrey.



# AREA AMENITIES



## Area Amenities

South Point Exchange Mall

TheShops  
MORGAN CROSSING

### RESTAURANTS / COFFEE

Cactus Club Cafe • McDonald's • Milestones Grill and Bar • Tim Horton's • Starbucks • Nando's Flame-Grilled Chicken

### RESTAURANTS / COFFEE

The Chopped Leaf • Sammy J's Grill & Bar • Famoso Neapolitan Pizzeria • My Shanti by Vikram Vij • White Spot • David's Tea • Menchie's Frozen Yogurt

### GROCERY

Save-On-Foods • COBS Bread

### GROCERY RETAIL

Thrifty Foods London Drugs

### RETAIL

Pier 1 Imports • Staples

### GYM

Steve Nash Fitness World & Sports Club

### BANKS

HSBC • RBC

### BANKS

RBC • BMO • Scotiabank • TD Bank

# LOCATION

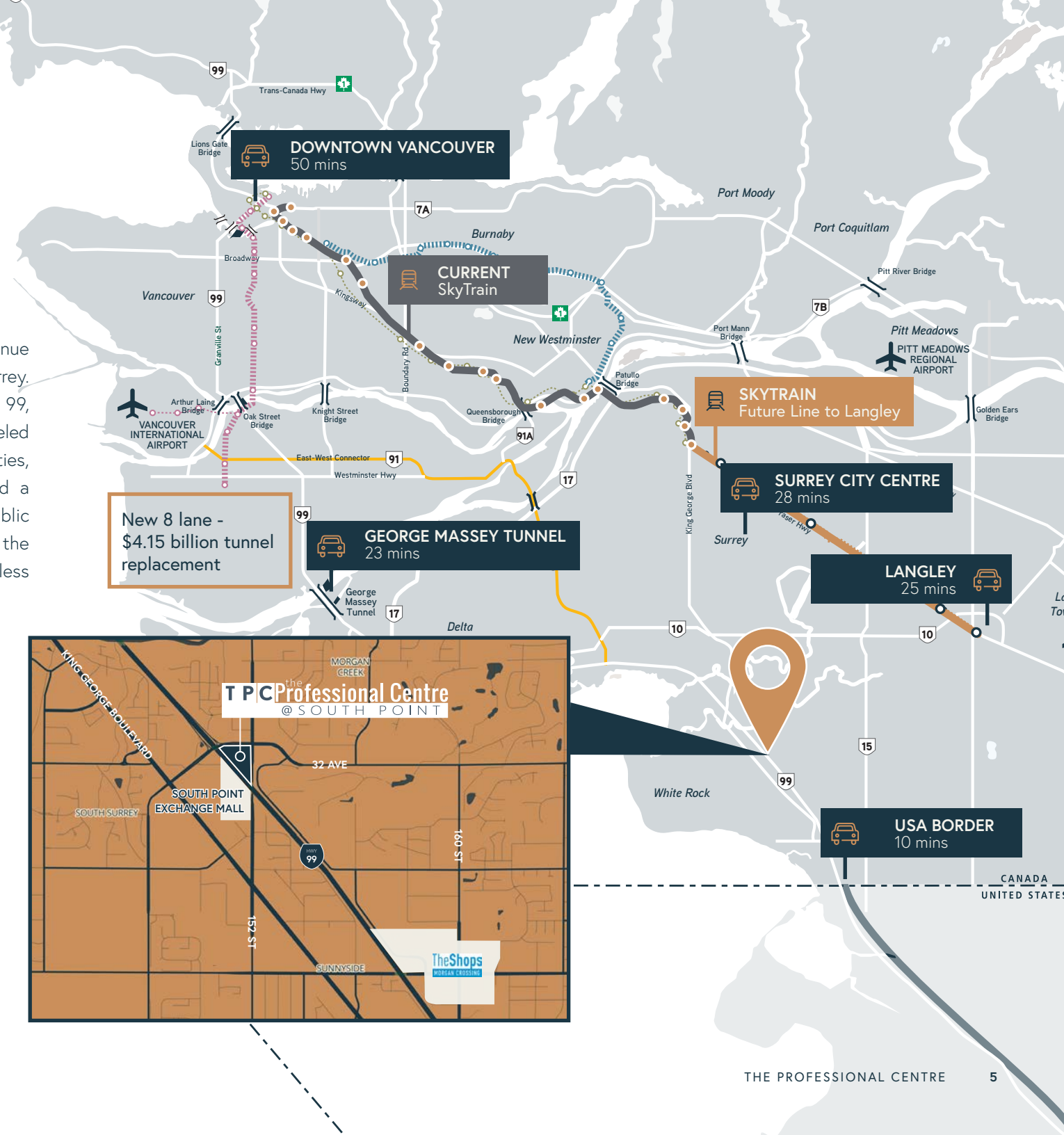
TPC is located at the juncture of 32nd Avenue and 152nd Street in the heart of South Surrey. The development is adjacent to Highway 99, providing tenants and visitors with unparalleled access to amenities, including dining facilities, sports and entertainment locations, and a wide variety of shops and services. Public transportation is available directly across the street, with the South Surrey Park & Ride less than four kilometers from the front door.

## BIKE SCORE

73

## WALK SCORE


71





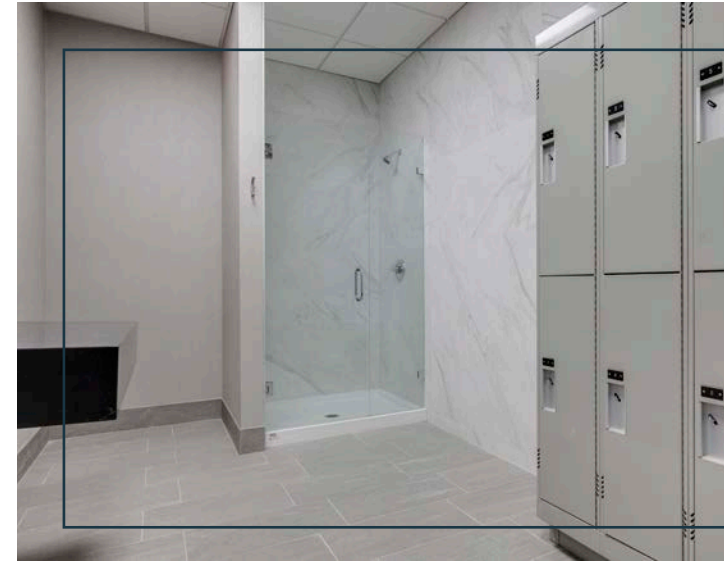
# BUILDING AMENITIES

TPC has been designed with our tenants in mind and includes a complete range of on-site amenities:

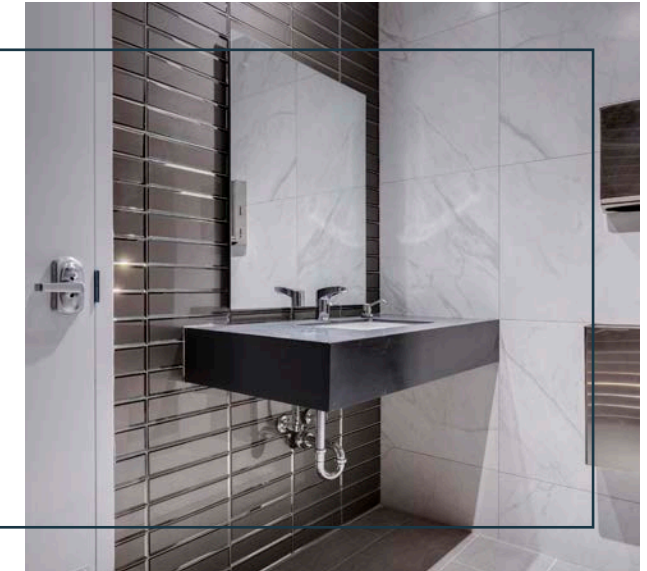
 <p>24/7 security and card access</p>	 <p>Fiber-optic, cable and ADSL connectivity</p>
 <p>End of trip facilities, including bike lockers with common change room and showers</p>	 <p>On-site daycare</p>



High end common fitness facility 




Private, hospitality-grade showers and change room area



3 separate elevator cores providing tenants convenient access to office spaces and secure underground parkade

Clean, modern design in common areas with high-speed Schindler elevators, digital tenant directories and over height ceilings



# BUILDING AMENITIES



Retail amenities



New flagship location for Tap & Barrel restaurant and lounge with 3 outdoor patios



Right in/right out access from 32<sup>nd</sup> Avenue and 152<sup>nd</sup> Street



U-turn access at 152<sup>nd</sup> Street and 32<sup>nd</sup> Avenue intersection



3 stalls per 1,000 SF of rentable area



Expansive mountain views



355 parking stalls: 272 at surface level and 83 secure underground



7 surface (double) and 14 underground (single) charging stations





## AVAILABILITY

90% LEASED

### Offering Details

**Retail Lease Rate**  
Starting at \$38.50 per SF/annum

**Office Lease Rate**  
Please contact listing agents

**Estimated Taxes and Operating Costs**  
\$12.00 per SF (2023 estimate)

FLOOR

**04** OFFICE  
7,973 SF

**03** OFFICE  
1,959 SF

**02** OFFICE  
LEASED

**01** RETAIL  
LEASED



**T|P|C** the  
**Professional Centre**  
@ SOUTH POINT



# LEASING INQUIRIES

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