FOR LEASE | OFFICE
15850 24TH AVENUE
SURREY, BC

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

▶ **Approximately 740 to 3,200 SF Available in Southridge Square**
▶ **Second Floor Office Space**

Opportunity

This attractive 36,000 square foot office building is in the immediate area of the 700,000 square foot Grandview Corners (Walmart, Home Depot) and the 400,000 square foot Morgan Crossing (London Drugs, Thrifty Foods) developments. Morgan Crossing alone has brought 425 new homes to the immediate area and has been one of the fastest growing affluent areas in Surrey over recent years. More recently, the Grandview Central Shopping Centre anchored by the Real Canadian Superstore has opened to customers. The project has exposure to 24th Avenue and Highway 99 and ample at gate and under ground parking.

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Location

Southridge Square is located in the South Surrey/White Rock region of Metro Vancouver. The subject is located amongst a mecca of new retail space and residential growth. Tenants in the area include Walmart, Home Depot, Thrifty Foods, Best Buy, Creative Kids Daycare, White Spot, Real Canadian Superstore, London Drugs, CIBC, Royal Bank, TD Bank, Scotia Bank, The Brick, Mark's Work Warehouse and many others. This location is minutes from the U.S. border and only 40 minutes from Downtown Vancouver via Highway 99.

Features

▶ Large windows for natural light
▶ Unique architecture
▶ First class common amenities
▶ Child care services on site
▶ Close to shopping and services
▶ Access to Vancouver via Highway 99

Available Areas

Unit	Size	Availability
Unit 208	3,167 SF (demisable)	Immediate
Unit 215	736 SF	Immediate

Zoning

C-8

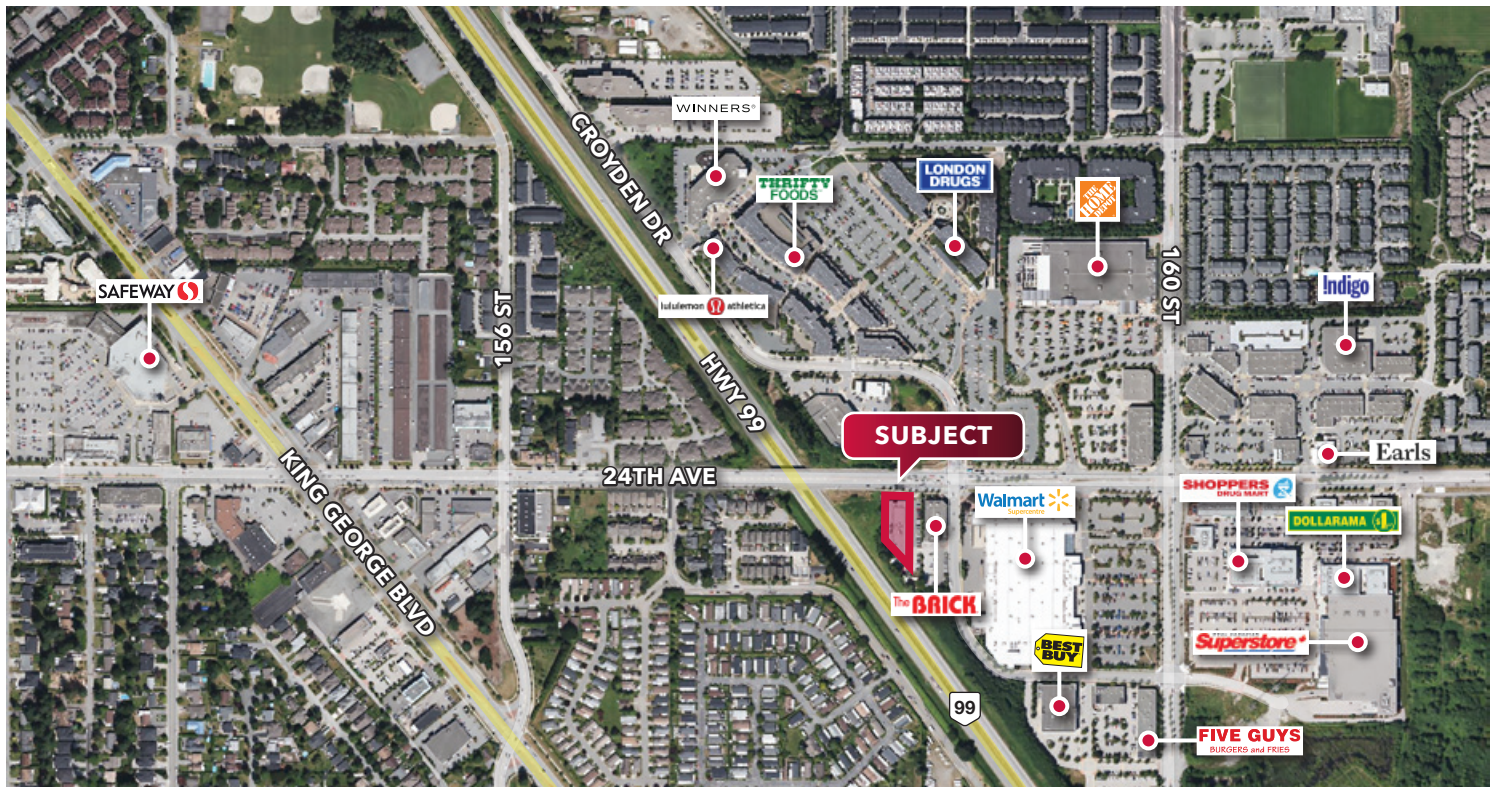## Free Parking

47 surface stalls, 65 parkade stalls

Rental Rate

From $25.00 PSF, depending on location and size

Taxes & Operating Costs

$9.83 PSF* (2024 estimate)

Excludes utilities and janitorial

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