



CAMBRIDGE
— BUSINESS CENTRE —

CAMBRIDGE BUSINESS CENTRE

15315 66 Avenue, Surrey, BC

Limited release of strata office units for sale



Vic Sandhar*

Senior Vice President

604.340.4607

vic.sandhar@macdonaldcommercial.com

** Personal Real Estate Corporation*

Macdonald

COMMERCIAL

— member of —


CORFAC
INTERNATIONAL

CAMBRIDGE BUSINESS CENTRE

Surrey, BC

Macdonald Commercial is proud to present a rare and exciting opportunity to own your own brand new commercial office strata space. Cambridge Business Centre was completed in late 2022 and only has a limited number of options remaining to purchase quality strata office space. Act now and make Cambridge Business Centre the new home for your business!

[Click Here for
Video Tour](#)



Downtown Surrey

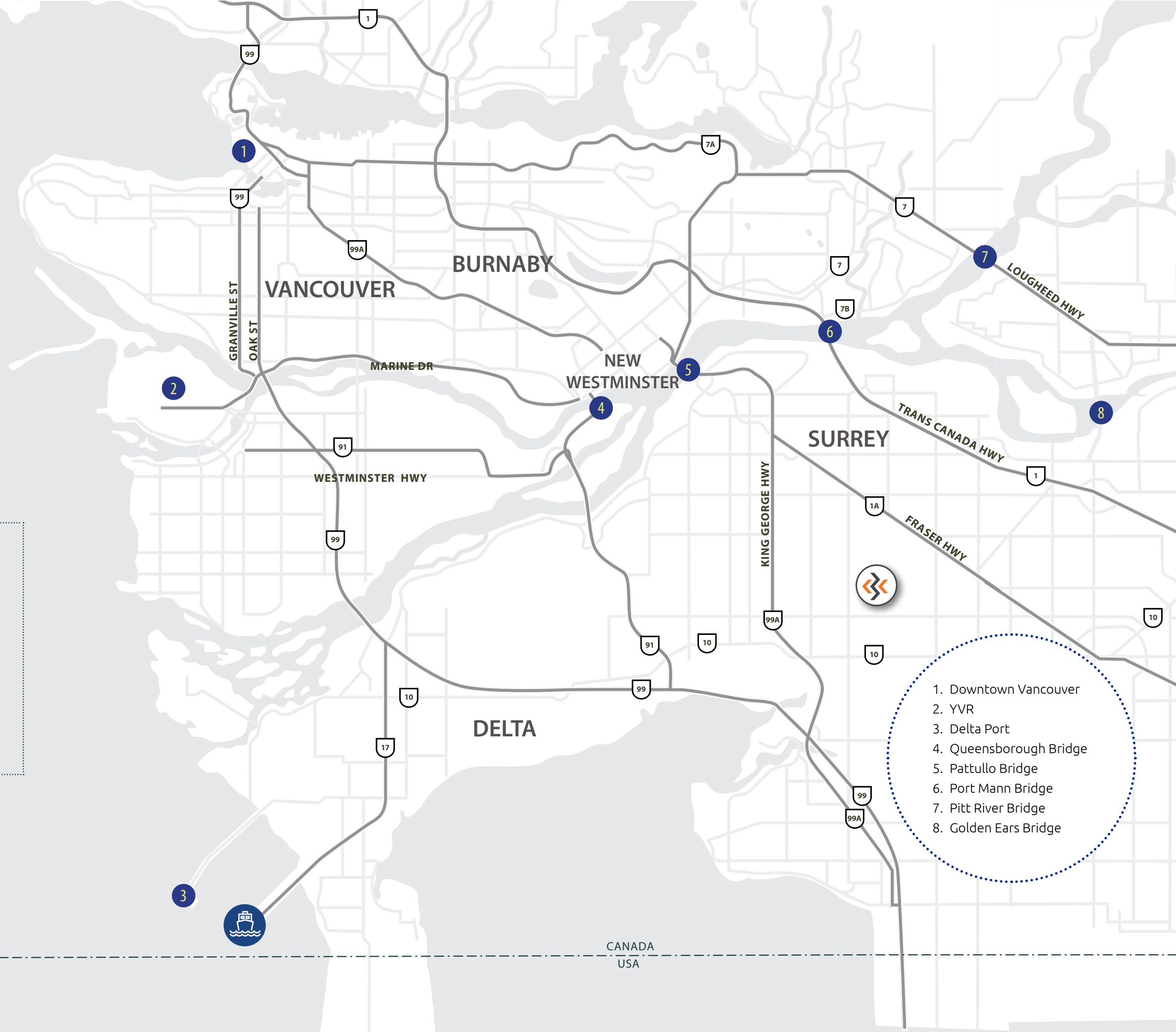


THE LOCATION

Cambridge Business Centre is located near the intersection of 152nd Street and 66 A Avenue in Surrey's East Newton/Sullivan region. This central location is very amenity-rich and is conveniently located minutes to many other major transportation routes in the area, including Highway 10 (56 Ave), 64th Ave, Highway 15 (176 Street), Fraser Highway and Highway 99.

DRIVE TIME TO

Downtown Surrey	New Westminister	Delta
15min	27min	25min
Burnaby	Richmond	YVR
28min	34min	35min
US Border	Downtown Vancouver	
20min	48min	



1. Downtown Vancouver
2. YVR
3. Delta Port
4. Queensborough Bridge
5. Pattullo Bridge
6. Port Mann Bridge
7. Pitt River Bridge
8. Golden Ears Bridge



THE BUILDING FEATURES

- » 80,000 square feet of quality office space and limited clean industrial space
- » Stunning exterior facade with extensive glazing
- » Each shell unit is separately metered and comes with its own rough in plumbing for a washroom
- » Common washrooms on the second and third floor
- » Third floor outdoor amenity space
- » Attractive design and landscaping
- » Ample onsite parking
- » Various unit sizes remain available from 1,019 SF and up to 3,745 SF



THE FLOORPLAN



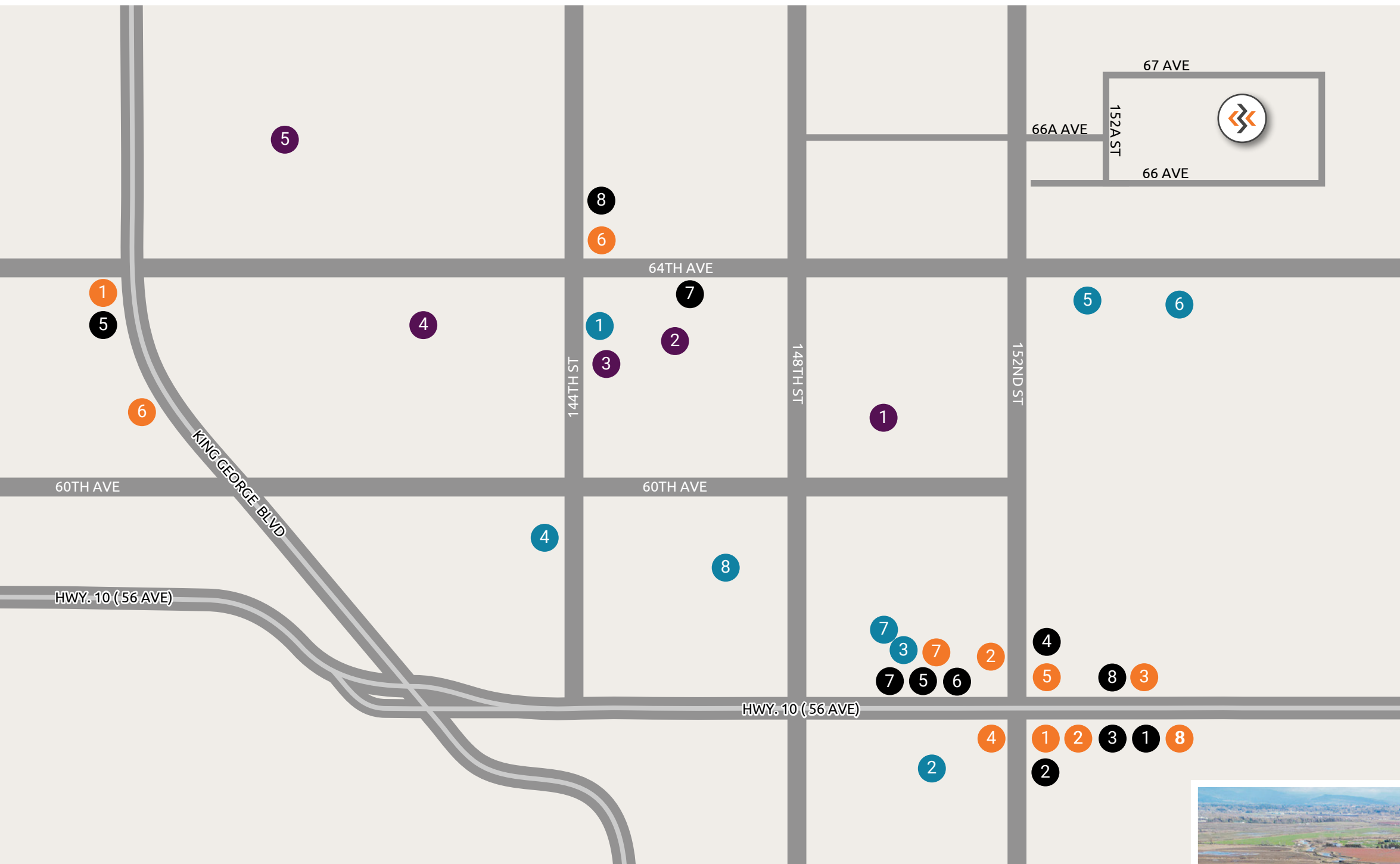
AVAILABLE UNITS

Unit 317	1085 SF
Unit 320	1115 SF
Unit 321	1315 SF
Unit 322	1315 SF
Unit 323	1828 SF
Unit 324	1440 SF
Unit 325	1019 SF
Unit 326	1019 SF

PRICING

Units available from \$880 per square foot





AMENITIES

- SERVICES
 1. Chevron
 2. CIBC
 3. RBC
 4. Shell
 5. TD Canada Trust
 6. Esso
 7. Shoppers Drug Mart
 8. Scotiabank
- FOOD & DRINK
 1. A&W
 2. Big Ridge Liquor Store
 3. Browns Socialhouse
 4. Dairy Queen Grill & Chill
 5. McDonald's
 6. Starbucks
 7. Subway
 8. Tim Hortons
- RECREATION
 1. Bell Performing Arts Centre
 2. Excellent Ice
 3. YMCA
 4. The Tennis Centre
 5. Sullivan Park Ball Diamonds
 6. Bose Farms Corn Maze
 7. Panorama Village Park
 8. Goldstone Park
- EDUCATION
 1. Cambridge Elementary
 2. Goldstone Park Elementary School
 3. Sullivan Heights Secondary
 4. McLeod Road Traditional Elementary
 5. Hyland Elementary



Bell Performing Arts Centre





Vic Sandhar*

Senior Vice President

604.340.4607

vic.sandhar@macdonaldcommercial.com

** Personal Real Estate Corporation*

Macdonald
COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.

Vancouver | 1827 W 5th Ave, Vancouver, BC

Surrey | #104 - 2429 152 St, Surrey, BC

www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.