



**CUSHMAN &
WAKEFIELD**

**FOR SALE OR LEASE
UNITS 101 & 103
19162 22ND AVENUE
SURREY, BC**



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LOCATION

The Subject Property is located on 22nd Avenue in the Campbell Heights North Business Park in South Surrey. Campbell Heights is well known as one of the most successful and well planned out business parks in the Lower Mainland. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15, Highway 10, and Highway 1. In addition, the US border crossing is only minutes away.

BUILDING FEATURES

- Eleven (11) private offices
- Two (2) shared offices
- Open work areas
- Three (3) boardrooms
- Two (2) reception areas
- Fitness area c/w shower/locker room
- Impeccably finished office space
- Furnishings included, telephones etc.
- Server room c/w cooling
- Seven (7) designated parking spaces
- Up to an additional eighteen (18) parking stalls can be made available on a lease basis

AVAILABLE SPACE

10,958 SF of high-quality office finishings.
(1,374 SF of 2nd floor office space is rented month-to-month.)

PROPERTY TAXES (2021)

Unit 101 - \$12,688.14

Unit 103 - \$9,352.67

STRATA FEES

Unit 101 - \$369.62 per month, plus GST

Unit 103 - \$340.22 per month, plus GST

SALE PRICE

\$5,500,000

LEASE RATE

\$25.00 per square foot, per annum, gross, plus GST.

AVAILABILITY

Immediate, however 30 days notice is required for a tenant occupying 1,374 SF of 2nd floor office area.

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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