

FOR SALE



CAMBRIDGE  
— BUSINESS CENTRE —

# CAMBRIDGE BUSINESS CENTRE

#312 – 15315 66 Avenue, Surrey, BC

—  
Fully Finished Office Unit

SECOND  
PRICE  
REDUCTION



**Vic Sandhar\***

Senior Vice President

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\* Personal Real Estate Corporation | Macdonald Commercial Real Estate Services Ltd.

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 finished 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!

Downtown Surrey

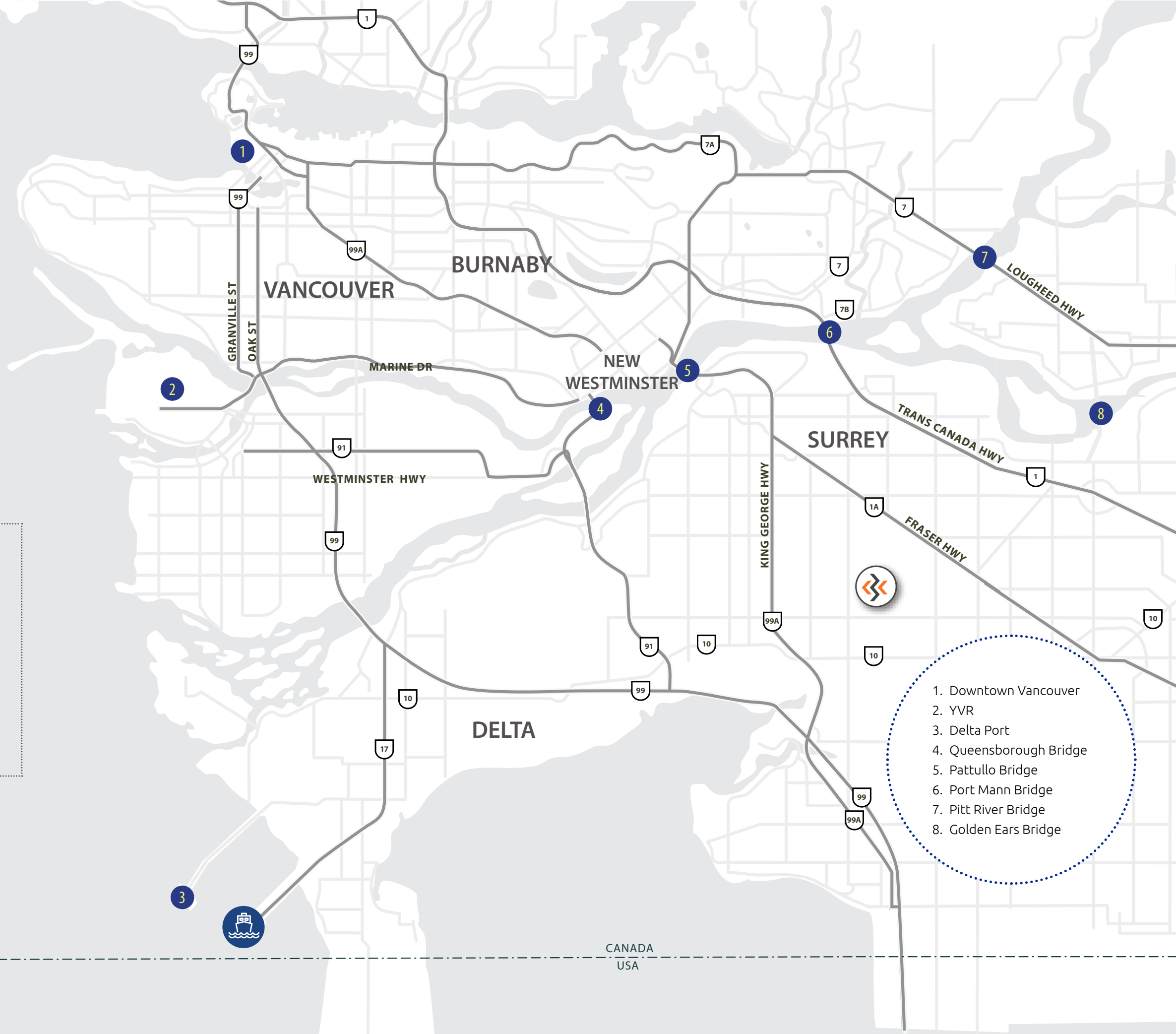


# THE LOCATION

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
<b>15min</b>	<b>27min</b>	<b>25min</b>
Burnaby	Richmond	YVR
<b>28min</b>	<b>34min</b>	<b>35min</b>
US Border	Downtown Vancouver	
<b>20min</b>	<b>48min</b>	



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



# UNIT 312

## 15315 66 AVENUE

Surrey, BC

### PROPERTY DETAILS

- » Fully finished, turnkey office
- » High-quality finishing
- » Office includes 4 private offices, 1 large boardroom, an open reception area, a kitchenette, and 1 washroom
- » 2 elevators service the building

### PROPERTY INFORMATION

#### CIVIC ADDRESS

Unit 312, 15315 66 Avenue, Surrey, BC

#### UNIT SIZE

1,181 SF

#### PROPERTY TAX

\$9,833.50 (2025)

#### TYPE

Office Space

#### STRATA FEES

\$275.89 Per Month (2026)

#### ASKING PRICE

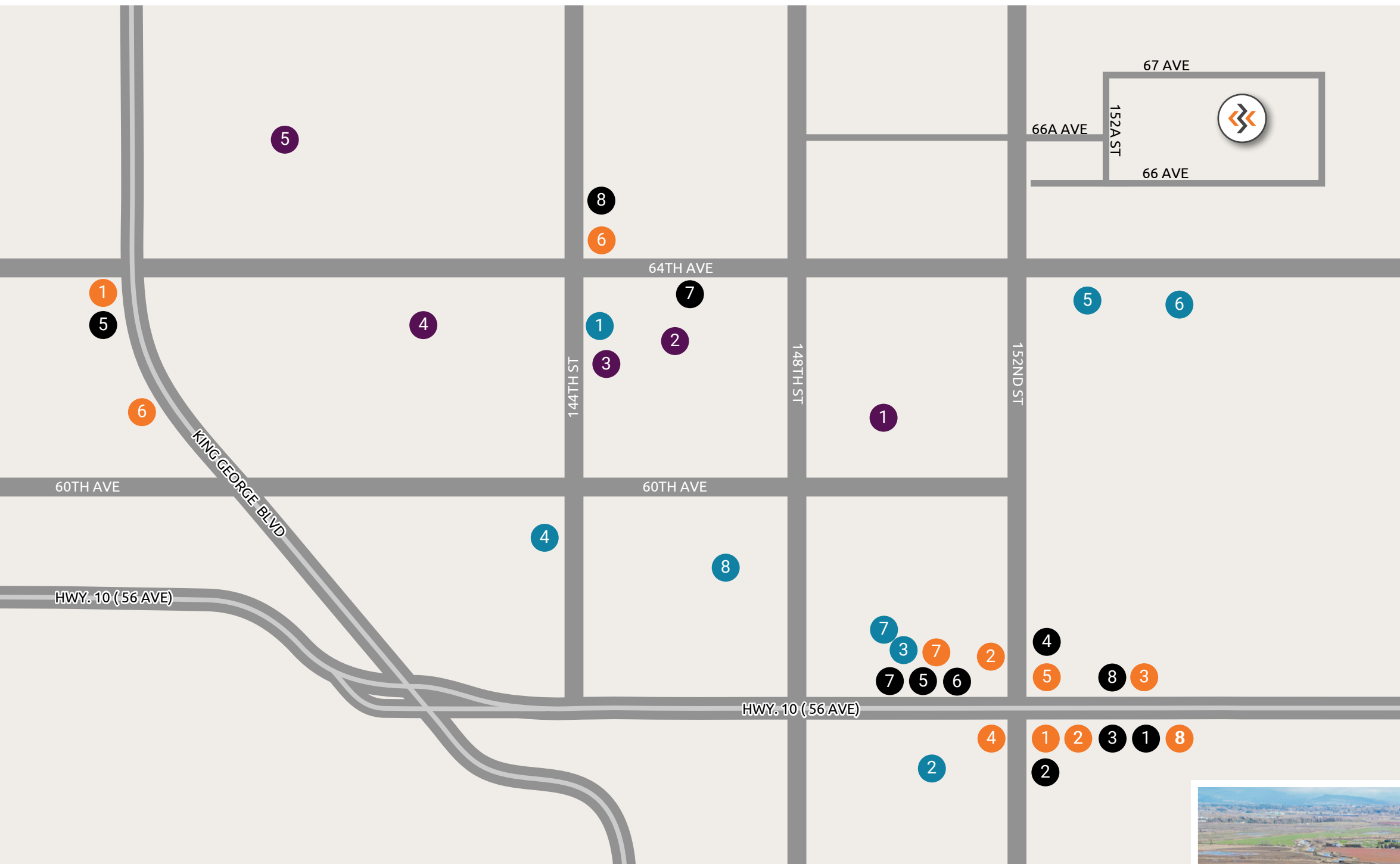
~~\$1,027,470.00~~ (\$870 PSF)

**\$968,420.00** (\$820 PSF)

# BUILDING FEATURES

- » 80,000 square feet of quality office space and limited clean industrial space
- » Stunning exterior facade with extensive glazing
- » Common washrooms on the second and third floor
- » Third floor outdoor amenity space
- » Attractive design and landscaping
- » Ample onsite parking





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





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[www.macdonaldcommercial.com](http://www.macdonaldcommercial.com)

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