

RENOVATION  
INCENTIVE AVAILABLE



Units 103/118, 15272 Croydon Dr | Surrey, BC

**FOR SALE** | Prime Office Space in South Surrey's  
Thriving Business Hub

**NAI**Commercial

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Investment | Land | Leasing  
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# Units 103/118 15272 Croydon Drive Surrey, BC

## Location

The office space is situated in a prime location, just off Highway 99 and close to King George Blvd, providing easy access to major transit routes and the growing South Surrey/White Rock area. Surrounded by a dynamic mix of businesses, retail shops, restaurants, and services, this area is quickly becoming one of Surrey's most desirable locations for professionals. Whether you're looking to establish a new office or expand your business, this space offers the perfect blend of convenience, accessibility and more.

## Opportunity

This modern office space offers a versatile layout with private offices and meeting rooms, perfect for a wide range of businesses. With high-end finishes, ample natural light, and amenities, this space provides the ideal environment for growing companies.

## Key Features

- ▶ Reception and waiting area
- ▶ Two separate washrooms
- ▶ Working station
- ▶ Server/Resource room
- ▶ 10 offices
- ▶ Kitchenette
- ▶ 3 boardrooms
- ▶ Storage
- ▶ Ample parking

## Property Details

### Legal Description

Strata Lot 3 & 18, Plan BCS821, Section 23, Township 1, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

### PID

025-939-939, 025-940-082

### Size

± 2,620 SF

### Zoning

CD

### Year Built

2004

### Parking

8 allocated parking stalls  
7 visitor stalls

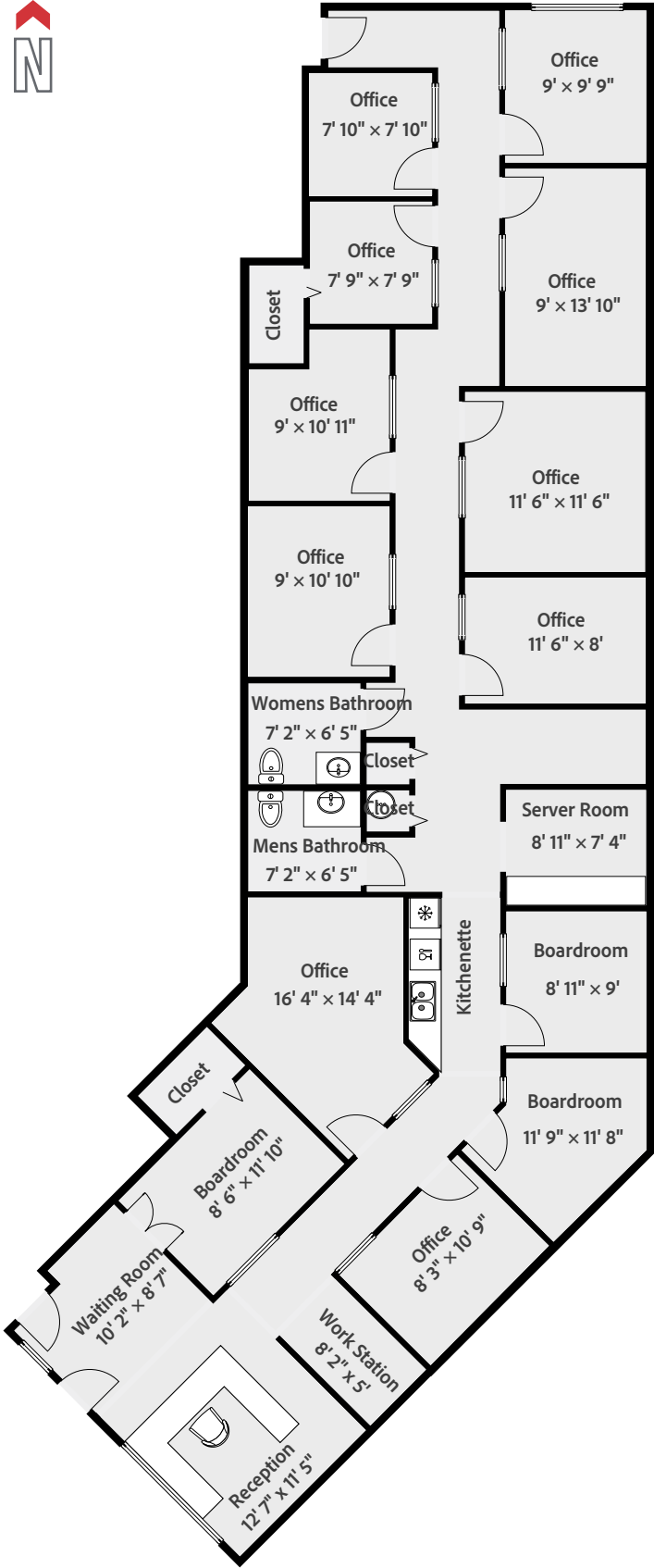
### Strata Fees

\$692.64/month

### Price

\$1,888,000

# Floor Plan









- Cactus Club Cafe
- Optometry Clinic
- LensCrafters
- Oxygen Yoga &

- The Keg Steakhouse
- Tap & Barrel
- Sungiven Foods
- Jiffy Lube

### SOUTHPPOINT EXCHANGE SHOPPING CENTRE

- Save-On-Foods and Pharmacy
- Canadian Tire
- HomeSense
- Tim Hortons
- Milestones
- Staples
- Starbucks
- Dollarama
- Tisol

32 AVE DVSN

CROYDEN DR

VANCOUVER-BLAINE HWY

152 ST

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