





**#206 - 14727 108 Avenue, Surrey, BC**

**FOR LEASE**



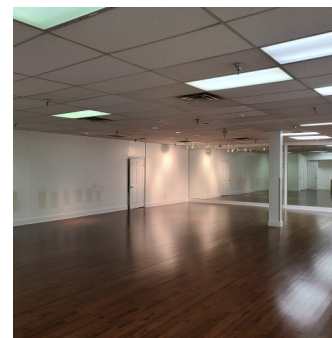
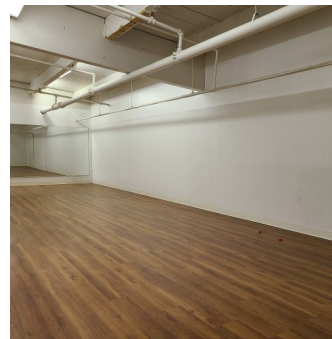
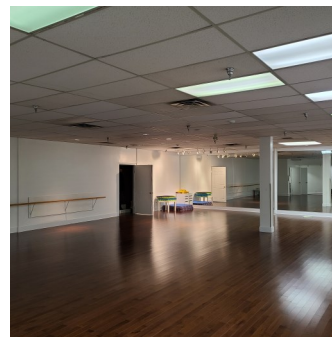
## Property Description

An opportunity to lease a second-floor office space in a busy 108th Avenue in Guildford close to public transit and the Highway 1 & 152nd Street Interchange. The space is currently made up of a private entrance and reception area, one large open room, one raised private office, a kitchen, one private washroom (two additional shared washroom in a common hallway) and multiple storage closets. There are over 45 open parking stalls in a lot beside the building. CD zoning allows for a wide range of potential issues. Estimated monthly rent is \$4,482.92 + GST.

*\*\*Please note that this property is not suitable for childcare services, cannabis or assembly services \*\**

## Highlights

- Lots of staff and visitor parking
- Close to Hwy 1 on busy 108 Ave



UNIT	SIZE (SF)	BASIC RENT	ADDITIONAL RENT	MONTHLY RENT + GST
206	3,074	\$13.00	\$4.50	\$4,482.92



Population  
**60,745**



Avg Household Income  
**\$87,256**



Traffic Count  
**10,000-14,999**



Zoning  
**CD**

## Contact Us

**JAMIE SCHREDER**  
Personal Real Estate Corporation

[jamie@schreders.ca](mailto:jamie@schreders.ca)

**UPDESH GREWAL**  
Personal Real Estate Corporation

[updesh@schreders.ca](mailto:updesh@schreders.ca)

**604-530-0231**





**SCHREDER BROTHERS**  
**REAL ESTATE GROUP**  
 info@schreders.ca www.schreders.ca  
 604-530-0231



**206-14727 108 Ave,**  
**Surrey**

**Floor Area:** 3,074 sq.ft.

**Ceiling Height:** 8'-10"

