

**109 - 15310 103A STREET, SURREY**

**FUNCTIONAL GROUND FLOOR OFFICE SPACE IN GUILDFORD**

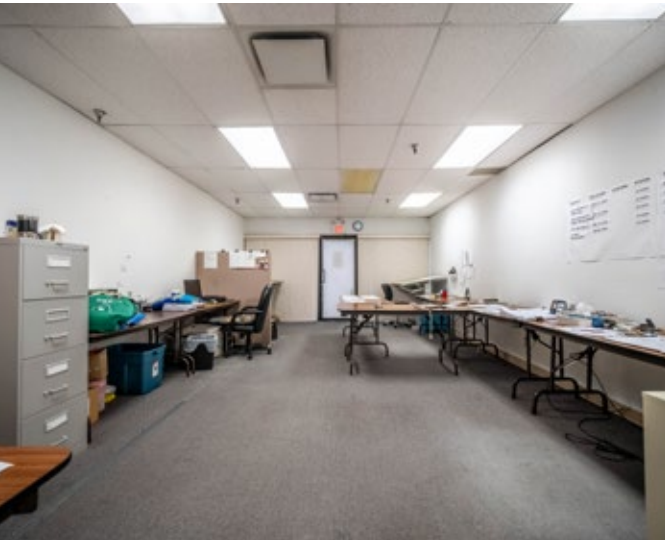
**FOR  
LEASE**



**WILLIAM | WRIGHT**

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### FOR LEASE

## OPEN FLOOR PLAN OFFICE SPACE IN GUILDFORD, SURREY

Functional ground floor office space featuring an open floor plan ideal for a variety of business uses. The unit includes a rear overhead bay door and approximately 130 SF of warehouse area, offering added flexibility for storage, shipping, or light industrial support. A practical layout with efficient access and versatility.

### PROPERTY FEATURES



Ground Floor Office



Great Location with Lots of Parking



Rear Overhead Bay Door with 130 SF of warehouse



Open Floor Plan with Efficient Access and Versatility

## SALIENT FACTS

### SIZE

+/- 1,424 SQFT

### PARKING

Ample

### ZONING

LUC 342

### BASIC RENT

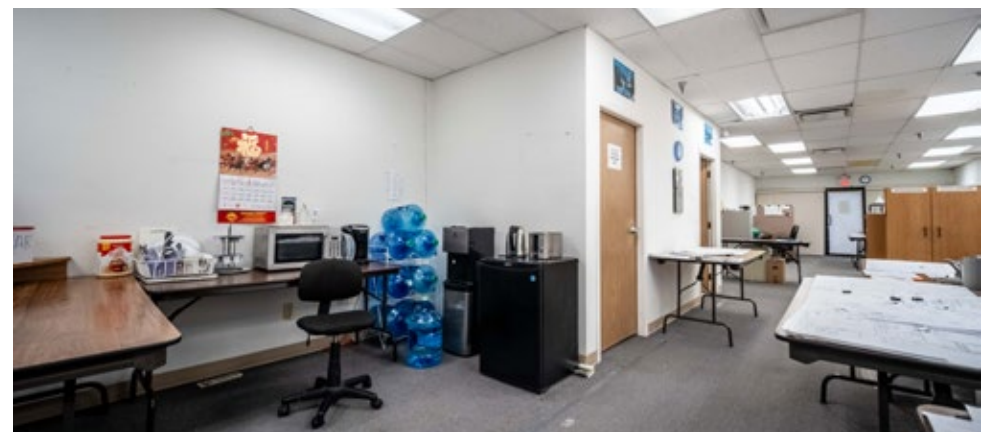
\$26.00/FT

### ADDITIONAL RENT

\$11.72/FT

### MONTHLY RENT

\$4,422.71 + GST





## LOCATION

Guildford is one of Surrey's most established commercial hubs, offering strong connectivity, everyday amenities, and a large surrounding residential population. Anchored by Guildford Town Centre and supported by major arterial routes including 104 Avenue and 152 Street, the area provides convenient access across Surrey and to Highway 1. Businesses benefit from steady consumer traffic, excellent transit service, and a central location that appeals to professional office users, service providers, retailers, and investors alike.

## FOR MORE INFORMATION CONTACT

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