



PREMIUM OFFICE SPACE FOR SALE

2852 CROYDON DRIVE, SOUTH SURREY

DESIGNED FOR HOW BUSINESS WORKS TODAY

Croydon 28 is a contemporary office and retail building designed to support the next generation of work in the South Surrey area.

Created by KCC Architecture, the building features a refined West Coast sensibility with thoughtful, light-filled spaces that prioritize flexibility, collaboration, and connection. From activated ground-level units and a polished, welcoming lobby to a shared rooftop patio, Croydon 28 delivers more than just office space. It creates an environment where teams can thrive, collaborate, and deliver exceptional results.

Croydon 28 is uniquely positioned as the only new office development currently under construction in Surrey, while also offering the most competitively priced space among comparable modern buildings. With flexible unit sizes ranging from 944 to 8,416 square feet, businesses can right-size efficiently today while scaling confidently for the future.

HIGHLIGHTS



Nine-foot ceiling heights throughout



Shared rooftop patio amenity space with expansive views



Surface and underground parking available



Expansive glazing that fills spaces with natural light



Flexible commercial units suitable for office, medical, and service-based users



Two minutes from The Shops at Morgan Crossing and Grandview Corners



Approximately 15 minutes to the Peace Arch Border



End-of-Trip facilities

WHERE SOUTH SURREY'S MOMENTUM MEETS OPPORTUNITY

Surrey continues to establish itself as one of the fastest growing and most dynamic regions in Canada, driven by population growth, business investment, and sustained demand for quality commercial space. Strong office fundamentals and ongoing development continue to shape the city's evolution as a major employment hub.

Located in South Surrey, Croydon 28 offers exceptional convenience and connectivity. Just minutes from Highway 99, the building is situated between Morgan Crossing and Southpoint Shopping Centre, surrounded by an established mix of restaurants, cafés, retail, banking, and everyday services.

For businesses seeking accessibility without sacrificing quality, Croydon 28 delivers a strategic Lower Mainland location that supports employees, clients, and cross-border connectivity alike.

AREA DEMOGRAPHICS

TOTAL POPULATION

328,081

DAYTIME POPULATION AT WORK

111,963

2035 PROJECTED POPULATION

401,472

AVERAGE HOUSEHOLD INCOME

CA\$157,198.96

MEDIAN AGE

39.8

LABOUR EMPLOYMENT RATE

93.6%

Source: Colliers | Hydra, 2025. Data is reflective of statistics within a 10-km radius of the property.

RESTAURANTS

- 1 The Keg
- 2 Cactus Club
- 3 Tap & Barrel
- 4 Showshaa
- 5 StrEATS
- 6 Sammy J's
- 7 Famoso
- 8 White Spot
- 9 Subway
- 10 Earls Kitchen + Bar
- 11 Browns Social House
- 12 Currey Lounge Indian
- 13 Starbucks
- 14 Eggcetra
- 15 COBS
- 16 Tim Hortons
- 17 Banana Leaf
- 18 Milestones

CONVENIENCE

- 19 Loblaw
- 20 Real Canadian Superstore
- 21 Shoppers Drug Mart
- 22 Walmart
- 23 Home Depot
- 24 London Drugs
- 25 Save-on-Foods
- 26 Canadian Tire

BANKING

- 27 Envision Financial
- 28 BMO Bank of Montreal
- 29 RBC Royal Bank
- 30 Vancity
- 31 TD Bank
- 32 Scotiabank

ESSENTIALS

- 33 Canada Post
- 34 Tesla Charging Station

FITNESS

- 35 Fitness World
- 36 Club Fitness

TRANSIT

- 37 North Bound Bus
- 38 South Bound Bus



FLEXIBLE SPACES. CONFIDENT POSITIONING.



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Address

2852 Croydon Drive, Surrey, BC

Available Sizes

OFFICE	944 SF - 8,416 SF
RETAIL	1,031 SF - 2,159 SF

Estimated Occupancy

Q2 2027

Zoning

Comprehensive Development Zone 189 - allowing for a wide variety of office uses

DEVELOPING
WITH
INTENT.
DELIVERING
WITH
INTEGRITY.

DEVELOPED BY:

ML Emporio & Landvision Group

MLE and Landvision, respected Western Canadian developers recognized for delivering high-quality, design-driven residential and mixed-use projects.

Driven by a commitment to thoughtful planning and long-term value, ML Emporio and Landvision bring a refined approach to every development. Their projects balance architectural excellence with sensitivity to neighbourhood character, creating places that strengthen communities and stand the test of time.

Each building reflects a passion for design, craftsmanship, and purpose, resulting in spaces that elevate how people live and work.

mlemporio.ca | landvisiongroup.ca



SALES & MARKETING BY:

Colliers

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