

KLEIN III

OFFICE SPACE FOR LEASE

215 - 5577 153A St Panorama Place Surrey, BC



Highlights

PRODUCT TYPE

Office Space for Lease

SUMMARY

LOCATION

215 5577 153A St

ZONING

CD

LOT SIZE

1,026 SF

LEASE TYPE

Net

FEATURES

Fully improved office space, central location, close to all amenities & transit

SPECIALISTS



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Information

Panorama Place - 1,026 SF of fully improved office space on the second floor. Centrally located at the busy intersection of 152nd and #10 Highway. Close to

all major amenities and public transit. **Available May 1st, 2023**

PROPERTY DETAILS

LOCATION	140 15260 10 Hwy, Surrey BC
LOT SIZE	1,026 SF
ZONING	CD
LEGAL	LOT A SECTION 2 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP42333
LEASE TYPE	Net
YEAR BUILT	2012
PID	028-045-041
BUILDING TYPE	Office

PROPERTY FEATURES

- Close to all major amenities
- Prime Exposure to #10 Hwy
- CD Zoning

PRICE

Basic Rent per Annum/SF	- \$26
Est Additional Rent /SF	- \$13

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Demographics

Within a 10 minute drive of
215 5577 153A Street

DEMOGRAPHICS



POPULATION
235,769



HOUSEHOLDS
72,279



MEDIAN AGE
39



MEDIAN HOUSEHOLD INCOME
\$108,026



WALK SCORE
57



TRANSIT SCORE
39

HOUSEHOLD SPENDING



PUBLIC TRANSIT
\$1,804



MEDICATION
\$1,278



RENT
\$5,073



HEALTH CARE
\$742

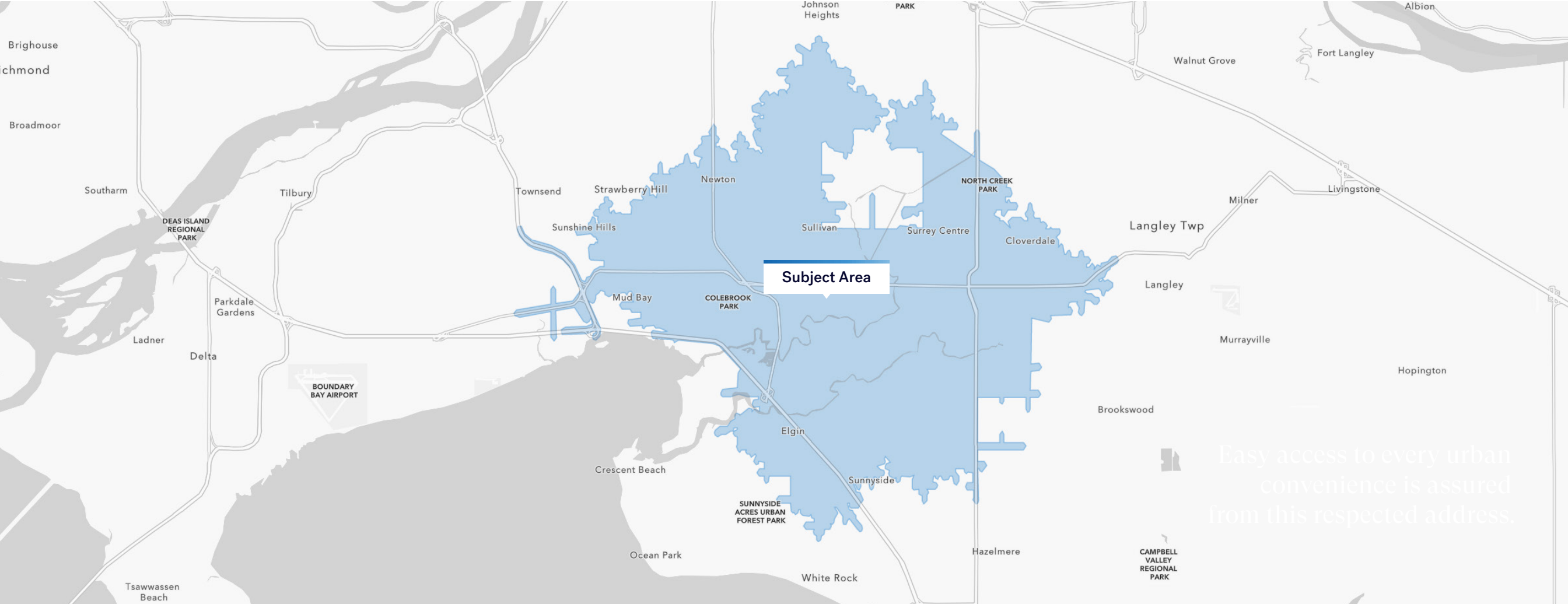


FOOD
\$15,022



CLOTHING
\$4,806

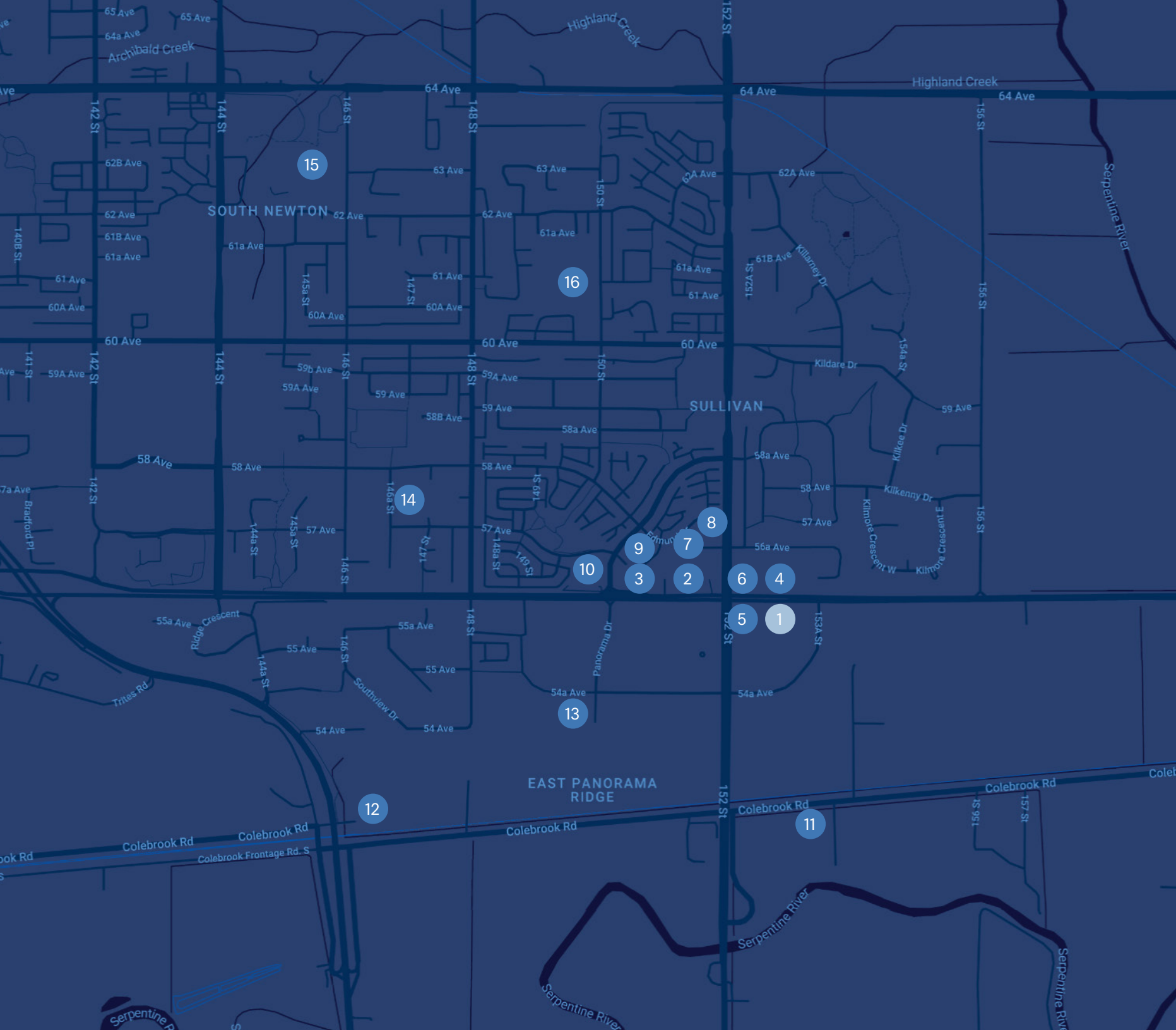
INFORMATION C/O ESRI CANADA 2023



Easy access to every urban
convenience is assured
from this respected address.

Amenities

- 1. Subject Area - 215 5577 153A Street
- 2. Starbucks
- 3. McDonald's
- 4. Tim Horton's
- 5. Chevron Gas Station
- 6. Sullivan Square Shopping Centre
- 7. CIBC
- 8. Bank of Montreal
- 9. Fresh Street Market
- 10. YMCA
- 11. Vinoscenti Vineyards
- 12. Birdie's & Buckets Family Golf Centre
- 13. Excellent Ice Arena
- 14. Goldstone Park
- 15. Goldstone Park Elementary
- 16. Cambridge Elementary



The floor plan for the 21st floor shows a central corridor (217) with a gross floor area of 15,041 sf. The corridor connects to various units and service areas. Units 201, 205, 207, 209, 211, 213, 215, and 217 are shown with their respective areas. Unit 217 is a large unit with a foyer (217A) and an elevator (ELEV.). Unit 219 is a smaller unit with a bathroom (MWC), a kitchen (FWC), a living area (HC), and a bedroom (ELEC/TEL). The plan also shows a west stair (223) and an east stair (229) with up and down directions. The gross floor area is 15,041 sf.

Unit/Room	Area (sf)
UNIT 201	1935
UNIT 205	1594
UNIT 207	2106
UNIT 209	1707
UNIT 211	1594
UNIT 213	1832
UNIT 215	1935
UNIT 217	1935
UNIT 219	1594
CORRIDOR 217	849
FOYER 217A	201
MWC 221	174
FWC 223	174
HC 225	174
ELEC/TEL 227	80
CORR. 219	80
WEST STAIR 223	22
EAST STAIR 229	22
GROSS FLOOR AREA	15,041

Photos



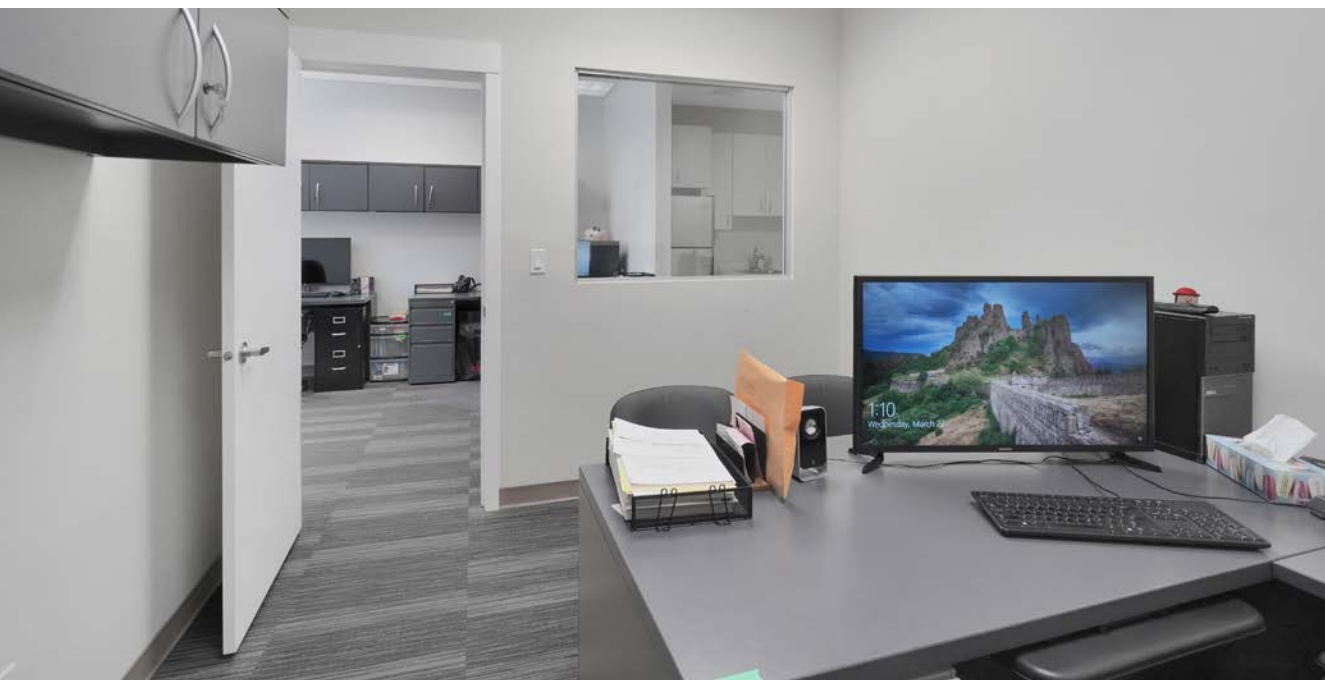
Photos



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