



# FOR LEASE

OFFICE SPACE

## OCEAN POINTE

1688 152ND STREET, SURREY, BC



## Property Highlights

### PRIME LOCATION IN SOUTH SURREY

Ocean Pointe is strategically located near the busy intersection of 152nd Street and 16th Ave in South Surrey, with quick access to King George Boulevard and Hwy. 99.

This premier commercial address offers high-exposure retail and Class "A" office space. Located across from Semiahmoo Shopping Centre, it is steps from public transit, key transportation routes, and a variety of amenities, including restaurants (Browns Socialhouse, Quesada Burritos), markets (Save-On-Foods, Sungiven Foods), and coffee shops (Starbucks, Tim Hortons). The area is seeing significant growth with new mixed-use commercial and residential developments.

## AVAILABLE SPACE

| Suite    | Area     | Type   | Availability    |
|----------|----------|--------|-----------------|
| 200      | 7,904 SF | Office | January 1, 2026 |
| *300/301 | 3,890 SF | Office | With Notice     |
| 406      | 1,630 SF | Office | Immediately     |

\* Can be demised into Suite 300 (2,246 SF) and Suite 301 (1,644 SF)

## LEASING RATES

### Basic Rent

Contact Listing Agent

### Operating Cost & Taxes (2025 Est.)

Additional Rent: \$17.14 psf

### Parking Rate

\$85 - \$150/mo + applicable taxes

Ratio: 1:450 SF



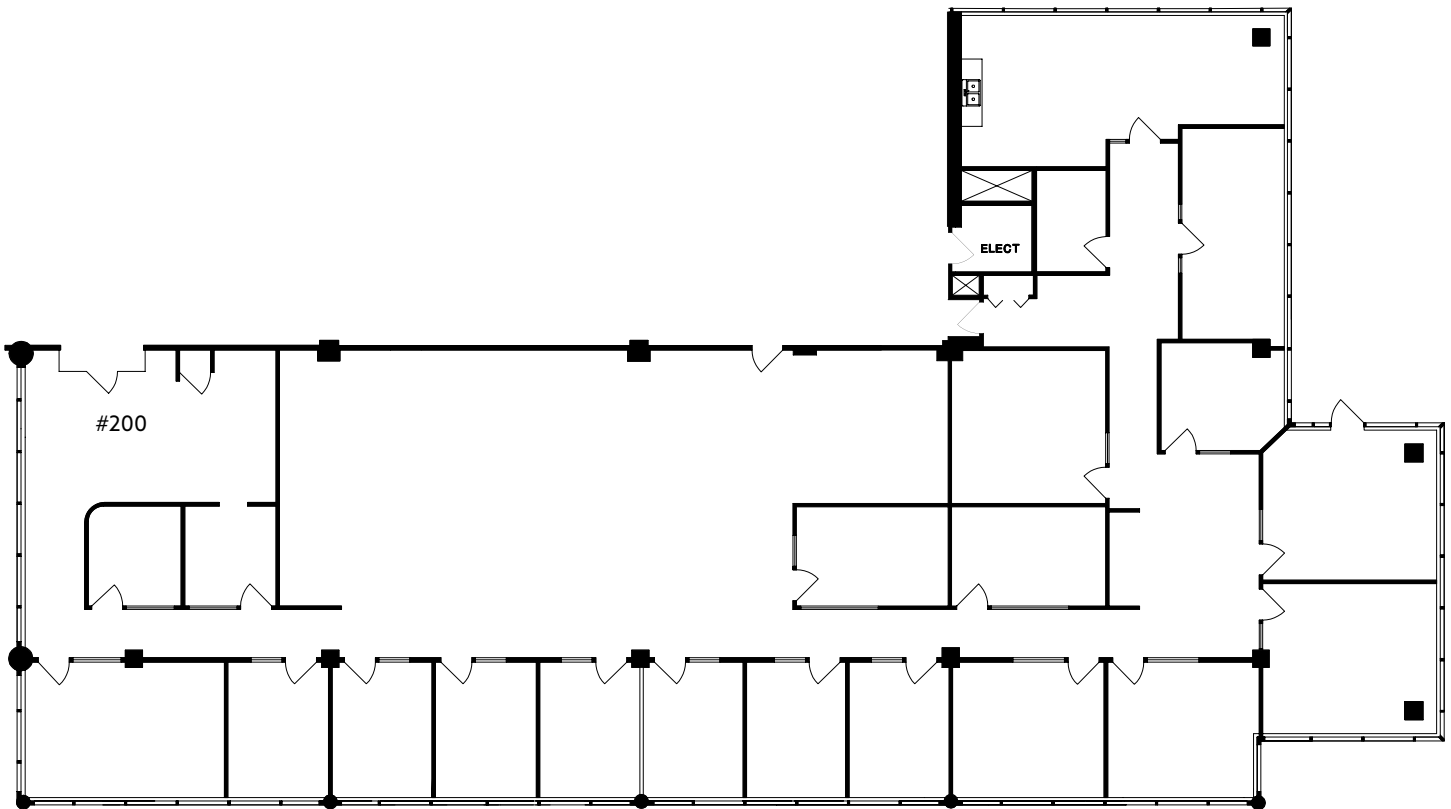
# | Unit 200

Rentable Area: 7,904 SF

Availability: January 1, 2026

Well-designed office space featuring multiple private offices, versatile meeting rooms of various sizes, and a large kitchen.

Bright and spacious, with southwest-facing windows offering plenty of natural light. Building crown signage available.



LINDSAY KNOWLES  
SENIOR LEASING MANAGER

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



# | Unit 300/301

Rentable Area: \*3,890 SF

Availability: With Notice

Well-lit unit with space for boardroom. Includes 2 kitchenettes. Access to large wrap-around patio.

\*Can be demised into:

- Suite 300 (2,246 SF)
- Suite 301 (1,644 SF)



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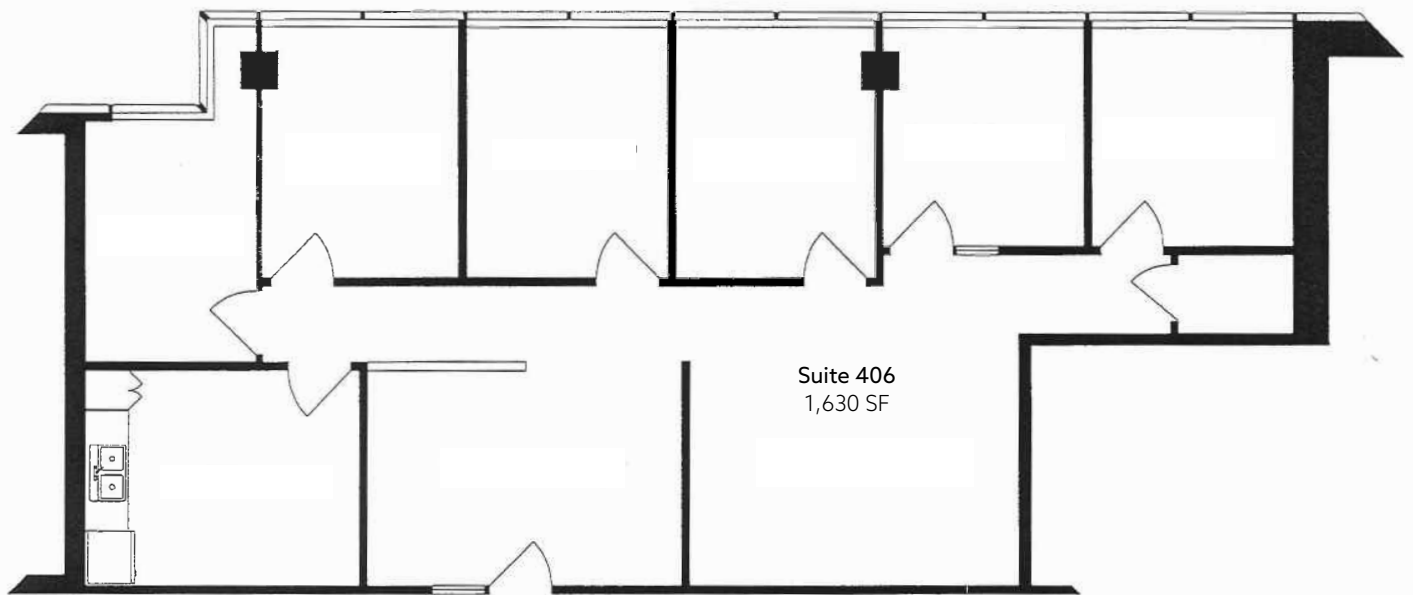
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# | Unit 406

**Rentable Area:** 1,630 SF

**Availability:** Immediately

Well built office space with immediate elevator access. Includes lunchroom and kitchenette.



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