

For Lease

New Modern Executive Offices Morgan Heights - South Surrey

Location

15350 Croydon Drive | South Surrey

RE/MAX Commercial Advantage

Contact

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Modern New Offices



HIGHLIGHTS

- Brand new "A" class offices
- Design your own office space!
- Turn-key delivery
- Exclusive South Surrey address

RE/MAX
COMMERCIAL

#500-889 West Pender St. Vancouver

Berezan



For Lease

Morgan Heights / South Surrey

15350 Croydon Drive

Bright new office space.



OPPORTUNITY

- Four stories of glass nestled in the trees of Morgan Heights with a Croydon Drive address
- Natural and bright with 13 foot ceilings
- 14,000 square foot Floorplates
- Three parking stalls per 1,000 sq.ft.
- Sister building across landscaped courtyard

LOCATION

Located near the juncture of 152 Street, 32nd Avenue, King George Blvd and Highway 91 in South Surrey. Close to Cactus Club, The Keg and Morgan Creek Golf Course

INNOVATIVE OFFICE DESIGN

What is the future of work?

How do you increase productivity and workplace happiness?

The answer is Office Design and here's your opportunity!

- Multifunctional courtyard plaza for both buildings
- Healthcare services floor
- Retail including cafe's, printing and health supply
- 60% natural lighting with open grid offices
- Window wall system with vision panes
- LEED accreditation option with BC Hydro energy efficient design
- Natural ventilation with operable windows



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15350 Croydon Drive

Design your office to suit
your business.

RENT SCHEDULE

Rates include a turn-key build-out of your perfect office space
* Work with our space planner to design your new offices

*Building standard finishes and market standard # of offices
to a maximum of \$50 psf.
Extras are available (billed separately)

DETAILS

	RENTABLE SQ FT (APPROX)	BASIC RENT (PSF)	OPS / TAXES (Est. 2026)	MONTHLY GROSS RENT
RETAIL SERVICES FLOOR				
#101 (East Front)	LEASED			
#102	750	\$40	\$14.65	\$3,416
#103 (Lobby)	LEASED			
#104	LEASED			
SECOND FLOOR				
#202	LEASED			
#203 (East West)	LEASED			
#204 (West)	LEASED			
THIRD FLOOR				
#301	LEASED			
FOURTH FLOOR				
#402	1,441	\$35	\$14.65	\$5,962
#403	LEASED			

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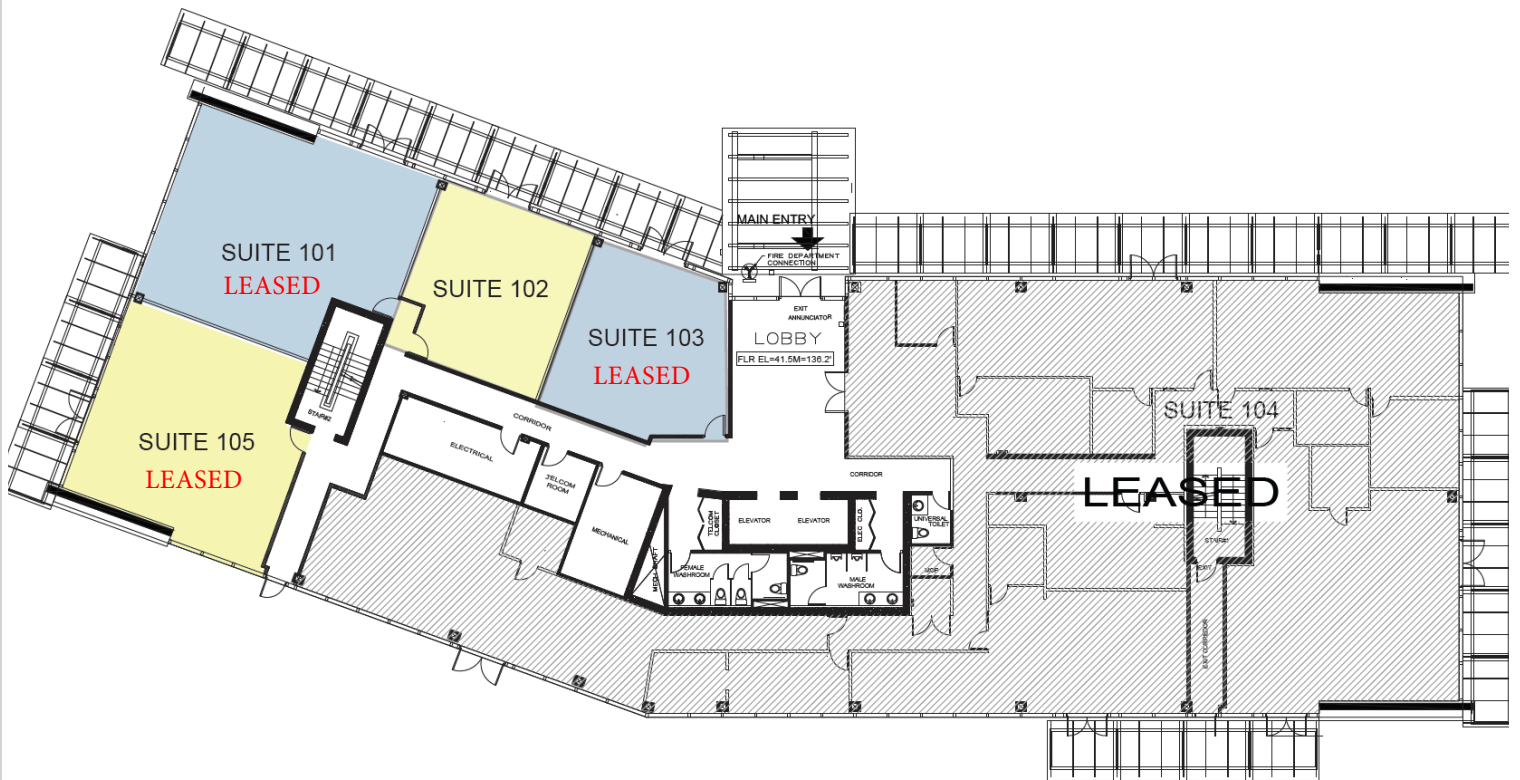
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1st Floor - Floor Plan



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4th Floor - Floor Plan



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