



Office Opportunity at Panorama Place

FOR SUBLEASE | 215 - 5577 153a Street, Surrey, BC

The subject property is located in Panorama Place which is near the major intersection of Highway 10 and 152nd Street in Surrey. This location is one of Surrey's busiest intersections with four-way traffic counts in excess of 100,000 vehicles daily. Panorama Place is within walking distance of several amenities including but not limited to restaurants, banks, grocery and fitness facilities.

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HIGHLIGHTS

- High profile location, surrounded by a number of amenities
- Ample surface parking available
- First class existing improvements in place
- Access from Highway 10 (56 Avenue and 153A Street)
- Available with 30 days' notice

OPPORTUNITY | Opportunity to sublease a fully finished office space in the highly sought after Panorama neighbourhood of Surrey.

OFFICE FEATURES

	3 private offices		Kitchenette
	Boardroom		Open workspace/ collaboration area
	Common washrooms		Potential to construct additional offices
	Parking*		Elevator serviced

* 3 surface parking stalls are included in the lease and additional underground parking stalls are available for rent.

DEMOGRAPHICS

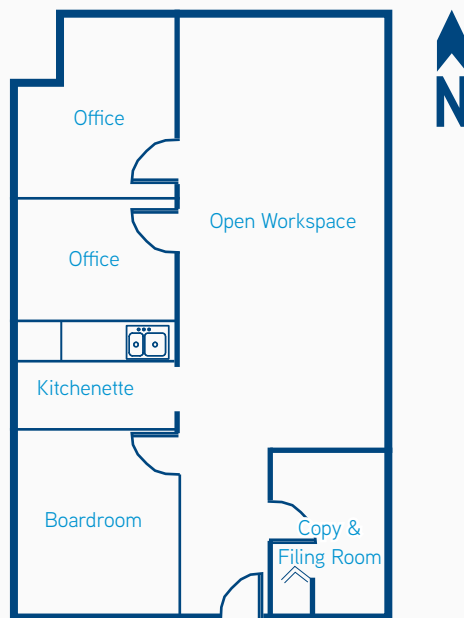
	CURRENT POPULATION 34,081		POPULATION PROJECTION 49,487
	AVG. HOUSEHOLD INCOME \$106,183		INCOME PROJECTION \$136,032

Demographics are based on 3km radius and 2025 projections

AVAILABLE SPACE - UNIT 215

Office Size (SF)	1,150
Basic Rent	Year 1: \$22.00/SF Years 2-3: \$23.00/SF
Additional Rent	\$11.62/SF
Term	Expires: April 30, 2023

FLOOR PLAN



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