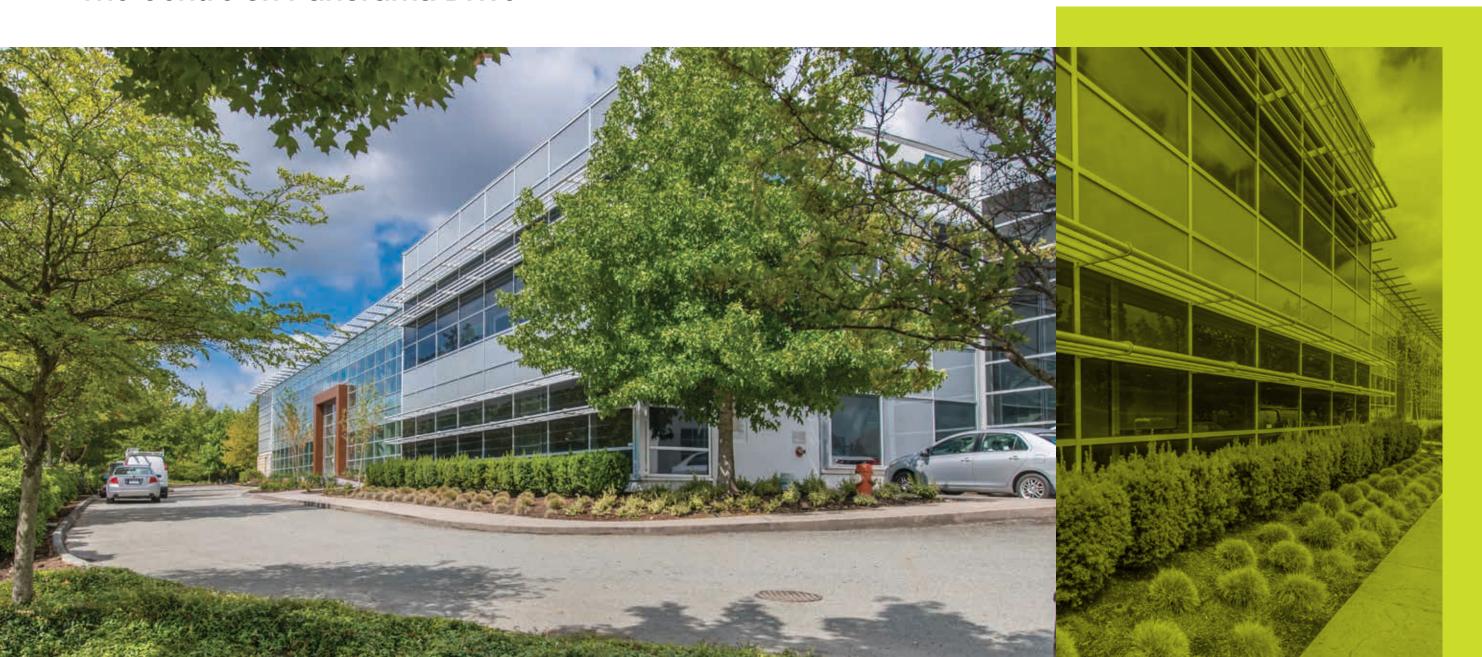


15055 54A Avenue, Surrey, B.C | Office and Industrial Strata Units for Sale

Introducing The Centre on Panorama Drive



Exclusive opportunity to own office and industrial strata space in vibrant East Panorama Ridge.

The Centre on Panorama Drive is a 96,000 square foot mixed-use business park featuring office and industrial strata units for sale. Located in the thriving industrial area of East Panorama Ridge, just minutes from Surrey City Centre, this opportunity provides exceptional exposure for businesses looking to invest in their future and own their

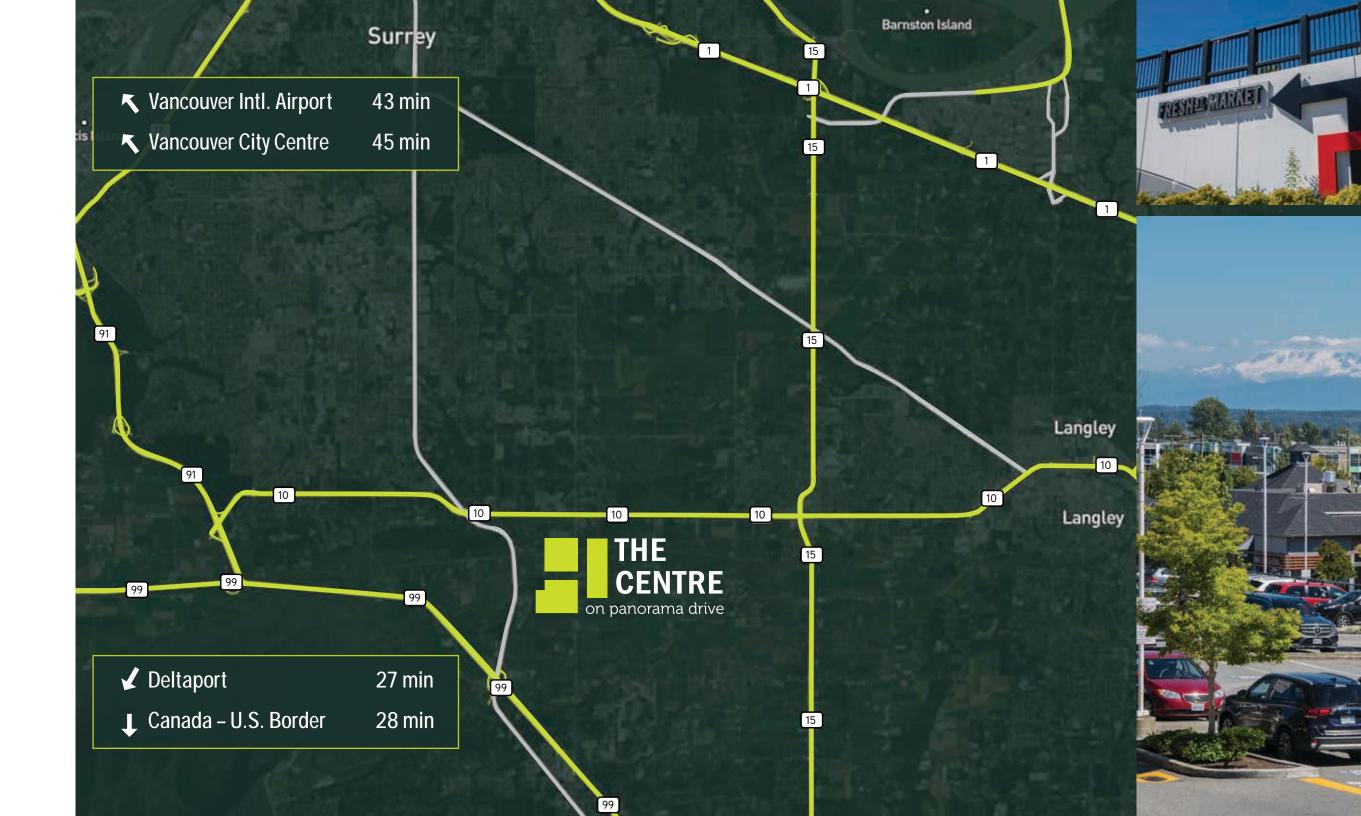
- 96,000 square feet across three buildings
- Prominent building signage opportunities
- Flexible unit sizes ranging from 1,062 SF up to 30,854 SF, as well as full floor plate opportunities
- Occupancy Fall 2019

Central Location

Put your business on the map.

Strategically located on the northeast corner of 54a Avenue and Panorama Drive, with close proximity to the geographic center of the City of Surrey and Highways 1, 10, 15, 17, 91 and 99. East Panorama connects to major arterial routes providing access to all areas of the Lower Mainland as well as the Canada/US Border. Three individual transit routes service the area and provide convenient labour pool connectivity. The area surrounding the park has seen expanded development of industrial, office, mixed-use commercial, and, more recently, vast residential projects, making The Centre on Panorama Drive a prime location for a wide variety of businesses.

Drive Times	
Highway 10	3 min
Highway 15	6 min
Highway 99	6 min
Highway 91	11 min
Highway 17- South Fraser Perimeter Road	15 min
Surrey City Centre	20 min



Neighbourhood

Ideally positioned for lifestyle and business, and within walking distance to popular amenities, The Centre on Panorama Drive turns the concept of work-life balance into reality.



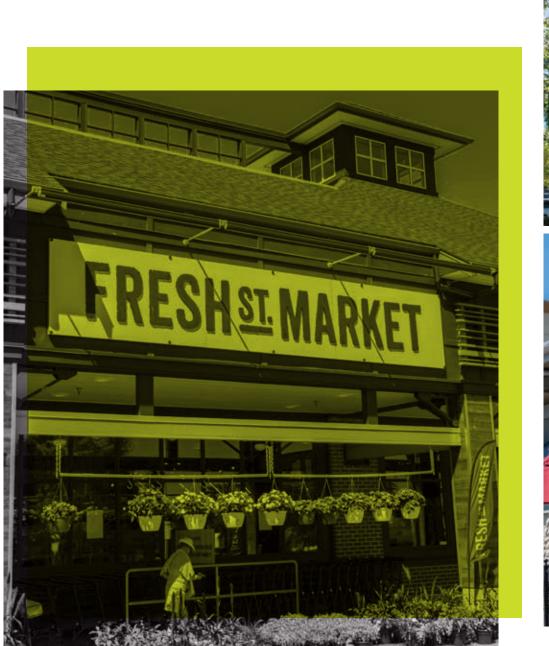
- Starbucks
- Shoppers Drug Mart
- McDonald's



- Panorama Village Park



- Big Ridge Brewing
- **Browns Social House**
- White Spot





Office Features

- Rarely available Class A strata office space for sale in east Panorama
- Flexible units sizes available including full floor opportunities of 8,374 SF to 16,748 SF
- Elevator serviced building
- Common washrooms
- 78 surface parking stalls with additional street parking along both 54a Avenue and Panorama Drive
- Prominent building signage available
- First class area amenities within walking distance of transit stop

Zoning:

IB - Business Park Zone intended to accommodate and regulate the comprehensive design of industrial business parks consisting of light impact industrial, office, and service uses.

*Subject to gross square footage for full floor opportunities







Industrial Features

- Flexible demising options ranging from 1,480 SF to 30,854 SF
- Dedicated parking area
- Fully sprinkled
- 200 amps power service per bay
- LED lighting on motion sensors
- Building 1: Dock & grade loading
- Buildings 2 & 3: Grade loading

Zoning:

IB - Business Park Zone intended to accommodate and regulate the comprehensive design of industrial business parks consisting of light impact industrial, office, and service uses.







Site Plan

Building 1

- Up to 30,854 SF of warehouse and office space on the ground floor
- Excellent signage visibility
- 4 dock loading doors, 6 grade level loading doors
- Showroom capability on the east side
- 26' ceiling clearance
- Forced air heating in warehouse
- Excellent truck maneuverability in rear loading area
- Ample parking
- Elevator serviced
- 1,062 SF 16,748 SF of premium office space over two floors

Building 2

- Up to 18,598 SF of warehouse and manufacturing space
- 10 grade loading doors
- Exclusive yard space for Building 2 along the Panorama Drive entrance
- Ample parking
- 21' ceiling clearance on the south side, 19' on the north side
- Forced air heating
- 200 amp 3-phase electrical service for each intended unit

Building 3

- 1,665 SF 20,190 SF of small bay industrial units
- Grade loading door for each intended unit
- Ample parking
- 21' ceiling clearance on the south side, 19' on the north side
- 200 amp 3-phase electrical service for each intended unit
- 3,372 SF available for a daycare user with access to an outdoor playground



Availability

The Centre on Panorama Drive comprises three buildings within a mixed-use industrial business park totaling 96,000 square feet.

Full-time-user or investor-friendly, the Centre on Panorama Drive offers a modern, flexible industrial and office space with customizable strata units from 1,062 SF up to 30,854 SF. The complex also provides large loading bays, dedicated parking areas, and high-efficiency layout.

Own the Space

Experience the freedom and stability of controlling your own space and setting your own terms.

WHY OWNING YOUR SPACE IS A **SMART BUSINESS DECISION:**



BUILD EQUITY

As you pay down your principal, your equity grows.





Fixed interest rates mean you can lock in monthly payments.

REALIZE ADVANTAGES



Capital investments bring long-term value while operating expenses and mortgage interest can be written off.



EXERCISE CONTROL

Avoid annual rent escalations and have a say in your operating expenses and management fees.



REAP REWARDS

Property ownership means you have a long-term asset that can be leased or sold.





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