

Benchmark Business Centre

#110 - 5477 - 152 Street



Highlights:

- Common boardrooms at no charge
- Fully equipped fitness centre at no charge
- 24 hour/seven days per week security & access
- Ample parking

Contact:

604.510.5555

Gordon MacPherson *
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Ryan Schwartz *
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RE/MAX Commercial Advantage
#202 - 15127 - 100 Avenue
Surrey, BC, V3R 0N9

* Personal Real Estate Corporation

Each Office is Independently Owned & Operated

For more information visit: www.fvcre.com

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Location

Benchmark Business Centre is located on the southwest corner of 152nd Street and Highway 10. The development is well exposed to the Highway 10 and 152nd Street intersection (one of Surrey's busiest with four-way traffic counts in excess of 86,000 vehicles daily). Strategically located, the development offers exceptional access and exposure to the immediate trade area as well as the surrounding communities of Guildford, Cloverdale, North Delta, White Rock/South Surrey and Langley. The location also provides exceptional access to Highway 91, Highway 99, Transcanada Highway, King George Blvd, Highway 10 and the Peace Arch and Pacific border crossings.



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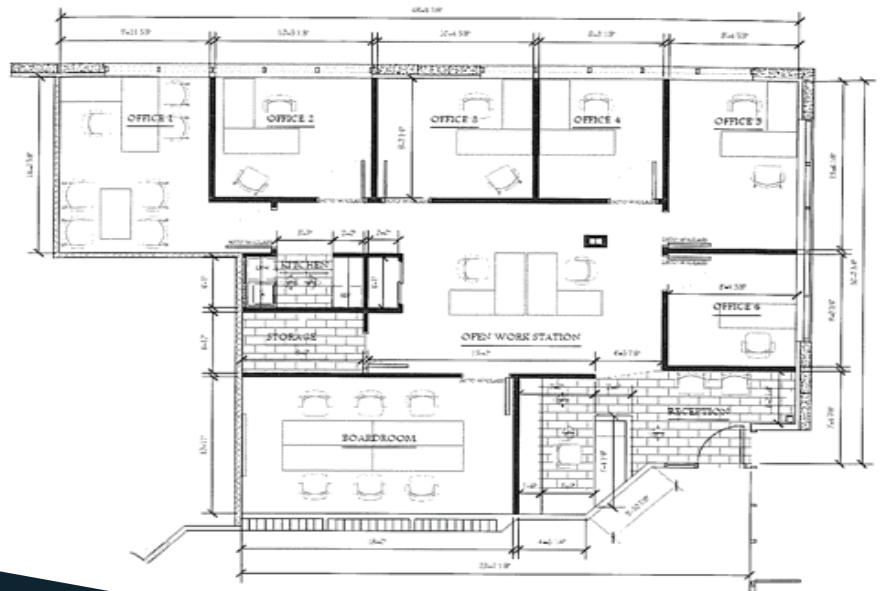
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Opportunity

Benchmark Business Centre is Surrey's newest business park located in the fast growing Panorama area. The development is comprised of two high profile Class "A" office buildings totalling approximately 225,000 square feet.

Unit: #110
Size: 1,689 sq.ft.
Base Rent: \$17.50 per sq.ft.
Operating Costs: \$ 9.90 per sq.ft.
Professionally finished office space ready for occupancy.



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