

# SPACE FOR LEASE

## IMPACT PLAZA

10060 - 152 Street



### Highlights:

- Make an Impact!
- Significant Building Signage Available
- Best Parking in Guildford

Contact:

**604.510.5555**

Rachel McGladery \*

rachel@fvcre.com

\* Personal Real Estate Corporation



RE/MAX Commercial Advantage  
#202 - 15127 - 100 Avenue  
Surrey, BC V3R 0N9

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For more information visit: [www.fvcre.com](http://www.fvcre.com)

# SPACE FOR LEASE

## IMPACT PLAZA

10060 - 152 Street

### Opportunity

Impact Plaza is located across from Guildford Town Centre so there are plenty of amenities within walking distance. 152 Street provides easy access to the TransCanada Highway (Highway #1) and the US Border.

### Traffic Count

38,000 vehicles per day on 152 Street

### Availability

Unit	Size (sqft)	Base Rent	CAM*	Monthly Rent + GST
<b>OFFICE:</b>				
200	429	\$21 psf	\$16.50 psf	\$ 1,341
201/202/208		<b>LEASED</b>		
203		<b>LEASED</b>		
206	5,300	\$19 psf	\$16.50 psf	\$15,679
302	1,691	\$19 psf	\$16.50 psf	\$ 5,003
304B	362	\$21 psf	\$16.50 psf	\$ 1,132
304C	517	\$21 psf	\$16.50 psf	\$ 1,616



\* Plus 5% of Base Rent for Management Fee

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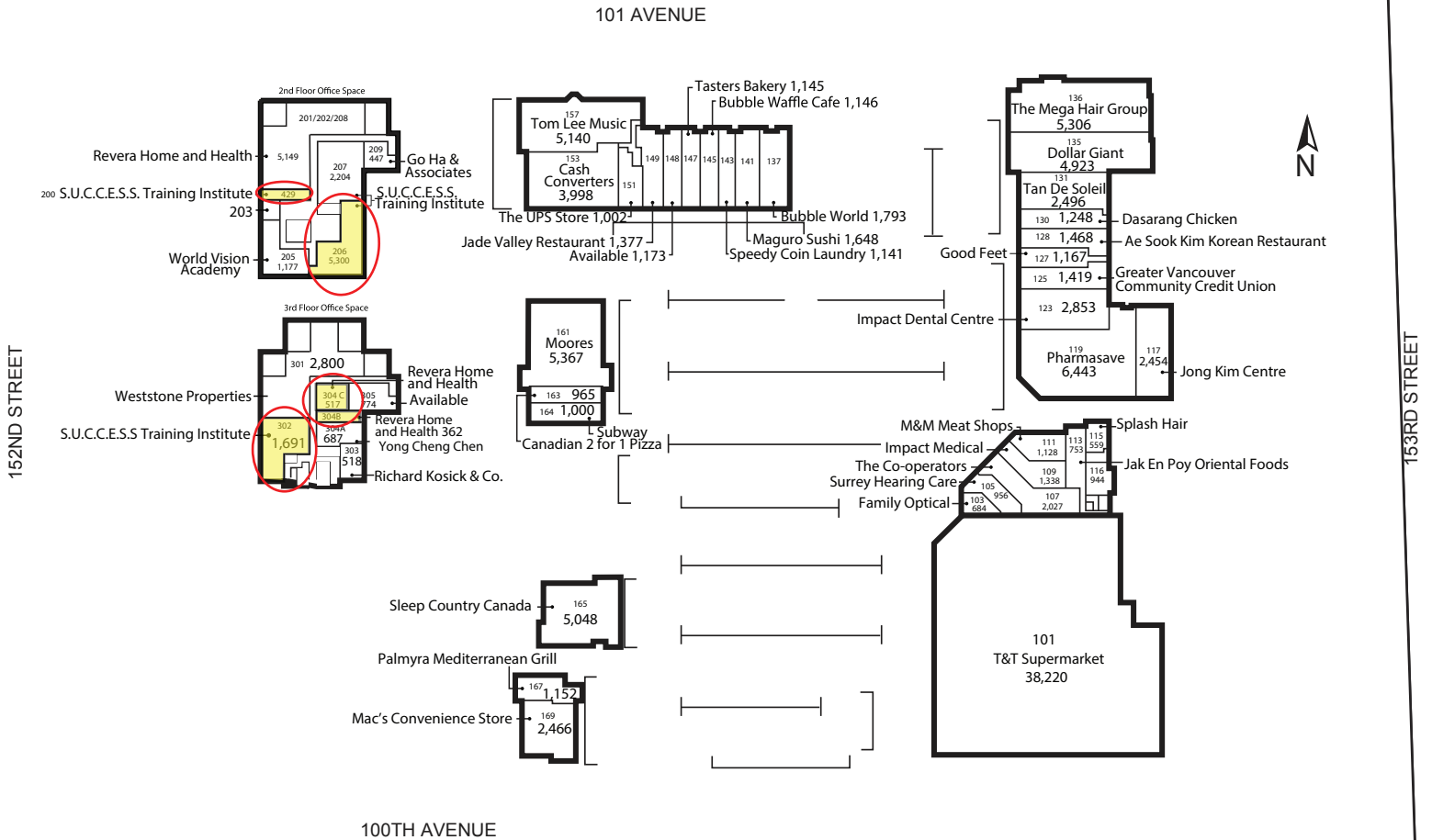
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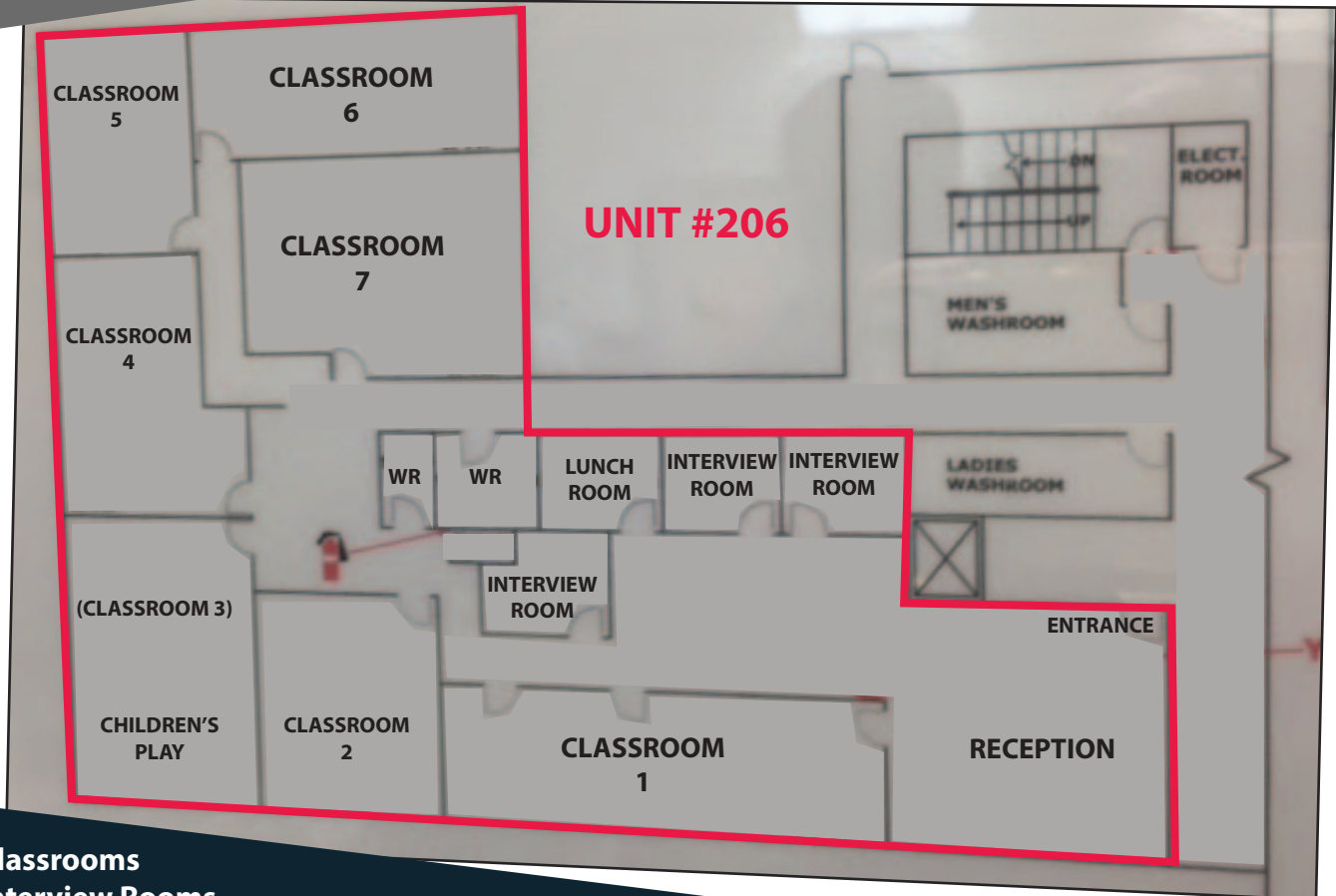
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## IMPACT PLAZA

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- 7 Classrooms
- 3 Interview Rooms
- Lunchroom
- Children's Playroom with Outdoor Space
- Reception Area
- 2 In-suite Washrooms plus Common Washrooms in Hallway

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