



FOR LEASE

Benchmark Business Centre

5455 and 5477 – 152 Street Surrey

PROPERTY HIGHLIGHTS

- Centrally located with excellent amenities nearby including grocery, restaurants and banks
- Tenant amenities including fitness room and common boardroom
- Spaces available from 1,300 to approximately 18,000 square feet
- Full connectivity including fibre optic
- Some units with balconies
- Within walking distance of: YMCA, Starbucks, Browns, Big Ridge Brewing, Major Banks, IGA grocery store, and much more.
- Within 2 miles from the RCMP-Surrey detachment head office, Surrey Provincial Court House

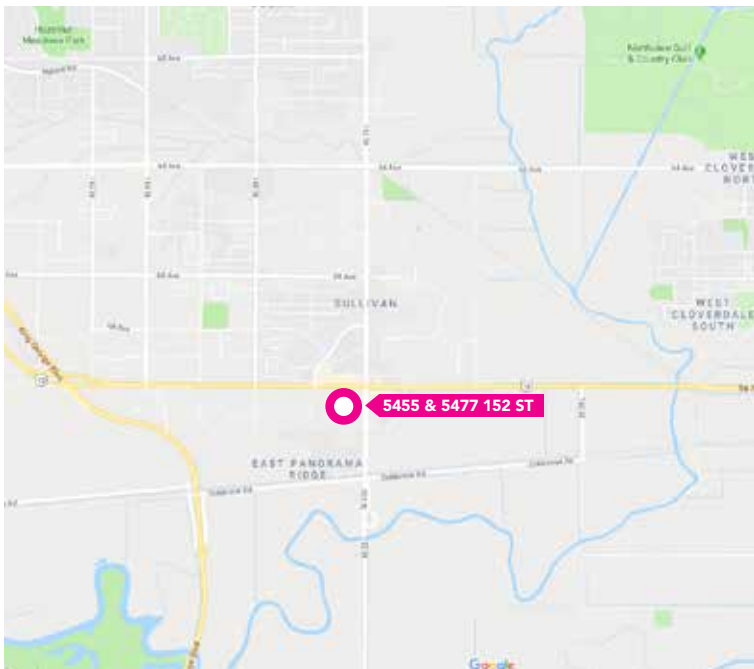
FOR MORE INFORMATION, **604-510-5555** OR **FVCRE.COM**

Benchmark Business Centre

5455 and 5477 – 152 Street Surrey

DEVELOPMENT

Benchmark Business Centre is located on the southwest corner of the 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, Trans Canada Highway, King George Highway, Highway 10 and the Peace Arch and Pacific Border crossings.



OPPORTUNITY

We are proud to present this high end three phase Office Park development with 2 three story, 112,500 sq.ft. office buildings and a multi tenant retail building facing Highway #10. Panorama's premier office complex, Benchmark Business Centre is one of Surrey's most sought after business parks.



Ryan Schwartz*

604-510-5555

ryan@fvcre.com

RE/MAX
COMMERCIAL

RE/MAX Commercial Advantage®

#202, 15127 100 Avenue

Surrey BC V3R 0N9

Each office is Independently Owned and Operated

For more information, **fvcre.com**

*Personal Real Estate Corporation

Benchmark Business Centre Pricing

5455 and 5477 – 152 Street, Surrey

Price Sheet

BBC 1: 5455 – 152 Street

UNIT	SIZE (SF)	LEASE RATE:PRICE /SQ.FT	OP COSTS AND TAXES	NOTES
100	2,454	\$24.00	\$9.29	Space features double glass entry doors off the main lobby, multiple offices, boardroom and kitchen
120	1,301	\$22.00	\$9.29	Space features double glass entry doors off the main lobby, office, boardroom and kitchenette
208	9,492	\$22.00	\$9.29	Space features glass doors of the lobby, multiple offices, open work area, kitchen and boardroom
214	2,597	\$22.00	\$9.29	Space features 6 offices, kitchen and boardroom
300	15,641	\$17.00	\$9.29	Space features a beautiful reception, two balconies, modern staff area and some offices.
308	3,378	\$25.00	\$9.29	Space features executive offices, kitchen, boardroom and open work area. Ready for occupancy

BBC 2: 5477 – 152 Street

113/114	3,088	\$16.00	\$8.95	Unfinished office space. Delivered as finished shell
118	7,089	\$19.75	\$8.95	Space features private entrance, multiple offices, washroom and kitchen. Ready for occupancy

Note

Operating Costs and Property Taxes include utilities, twice weekly janitorial, confidential paper shredding and use of the common boardroom and fitness room.

Ryan Schwartz*

604-510-5555

ryan@fvcre.com



RE/MAX Commercial Advantage®

#202, 15127 100 Avenue

Surrey BC V3R 0N9

Each office is Independently Owned and Operated

For more information, fvcre.com

*Personal Real Estate Corporation