



FOR LEASE

OFFICE SPACE

OCEAN POINTE

1688 152ND STREET, SURREY, BC



Property Highlights

PRIME LOCATION IN SOUTH SURREY

Ocean Pointe is strategically located near the busy intersection of 152nd Street and 16th Ave in South Surrey, with quick access to King George Boulevard and Hwy. 99.

This premier commercial address offers high-exposure retail and Class "A" office space. Located across from Semiahmoo Shopping Centre, it is steps from public transit, key transportation routes, and a variety of amenities, including restaurants (Browns Socialhouse, Quesada Burritos), markets (Save-On-Foods, Sungiven Foods), and coffee shops (Starbucks, Tim Hortons). The area is seeing significant growth with new mixed-use commercial and residential developments.

AVAILABLE SPACE

Suite	Area	Type	Availability
104	1,508 SF	Office	Immediately
200	7,904 SF	Office	Immediately

LEASING RATES

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2025 Est.)

Additional Rent: \$17.14 psf

Parking Rate

\$85 - \$150/mo + applicable taxes

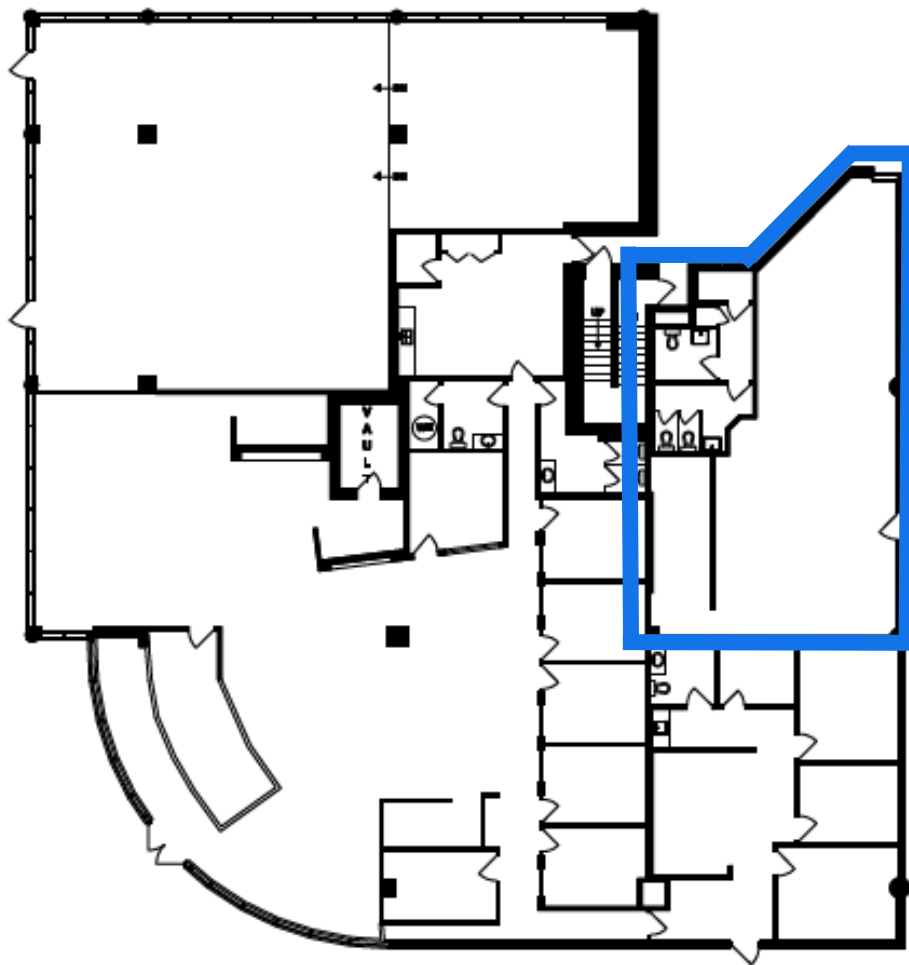
Ratio: 1:450 SF



| Unit 104

Rentable Area: 1,508 SF
Availability: Immediately

Former café premises with kitchen, seating area
and washrooms



LINDSAY KNOWLES
SENIOR LEASING MANAGER

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

| Unit 200

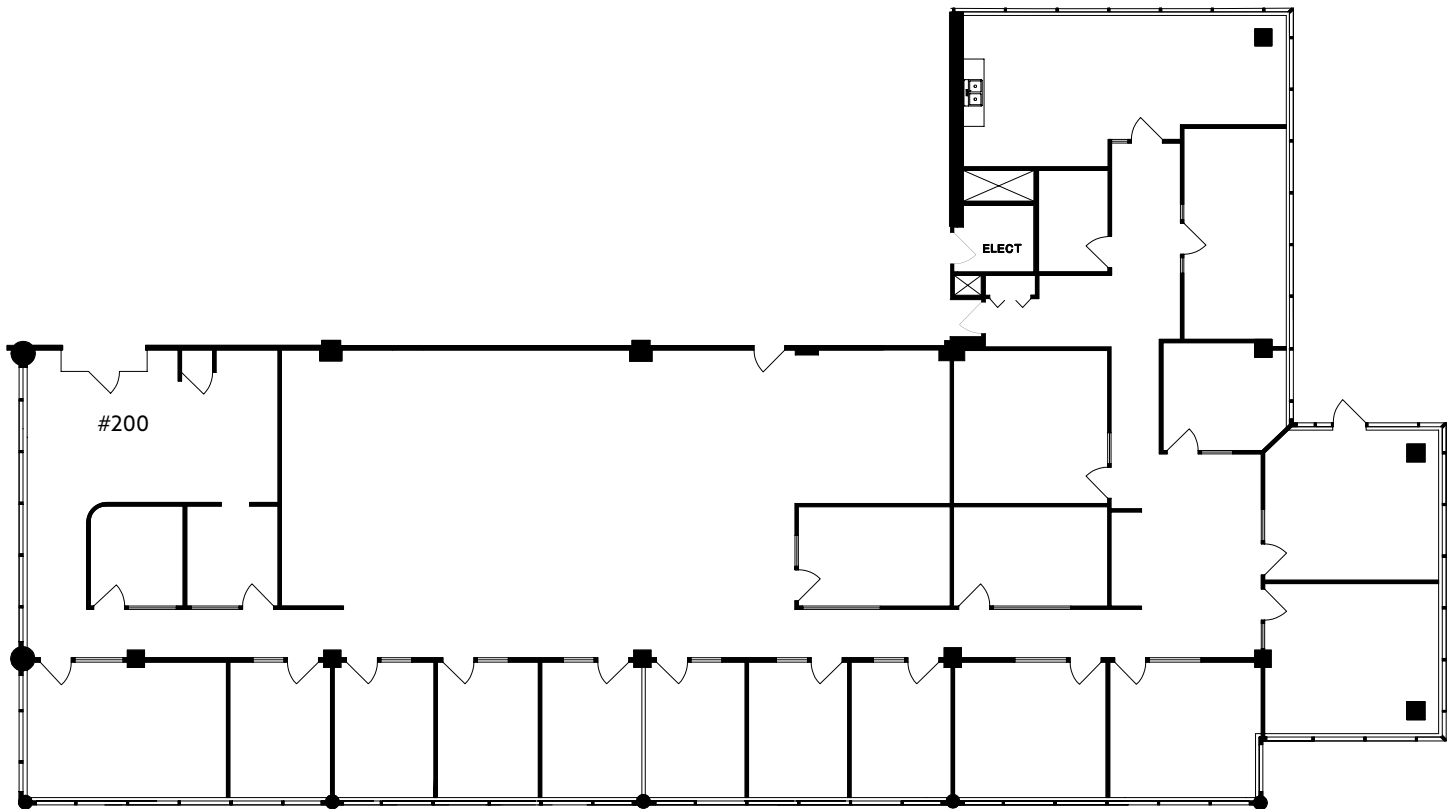


Rentable Area: 7,904 SF

Availability: Immediately

Well-designed office space featuring multiple private offices, versatile meeting rooms of various sizes, and a large kitchen.

Bright and spacious, with southwest-facing windows offering plenty of natural light. Building crown signage available.



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