

FOR LEASE
**10,996 SF
DAYCARE
SPACE**

Developed by **Beedie/**

Cancar
BUSINESS PARK

Marketed by **FRONTLINE**
REAL ESTATE SERVICES

200 - 19433 96 Avenue

Surrey, BC

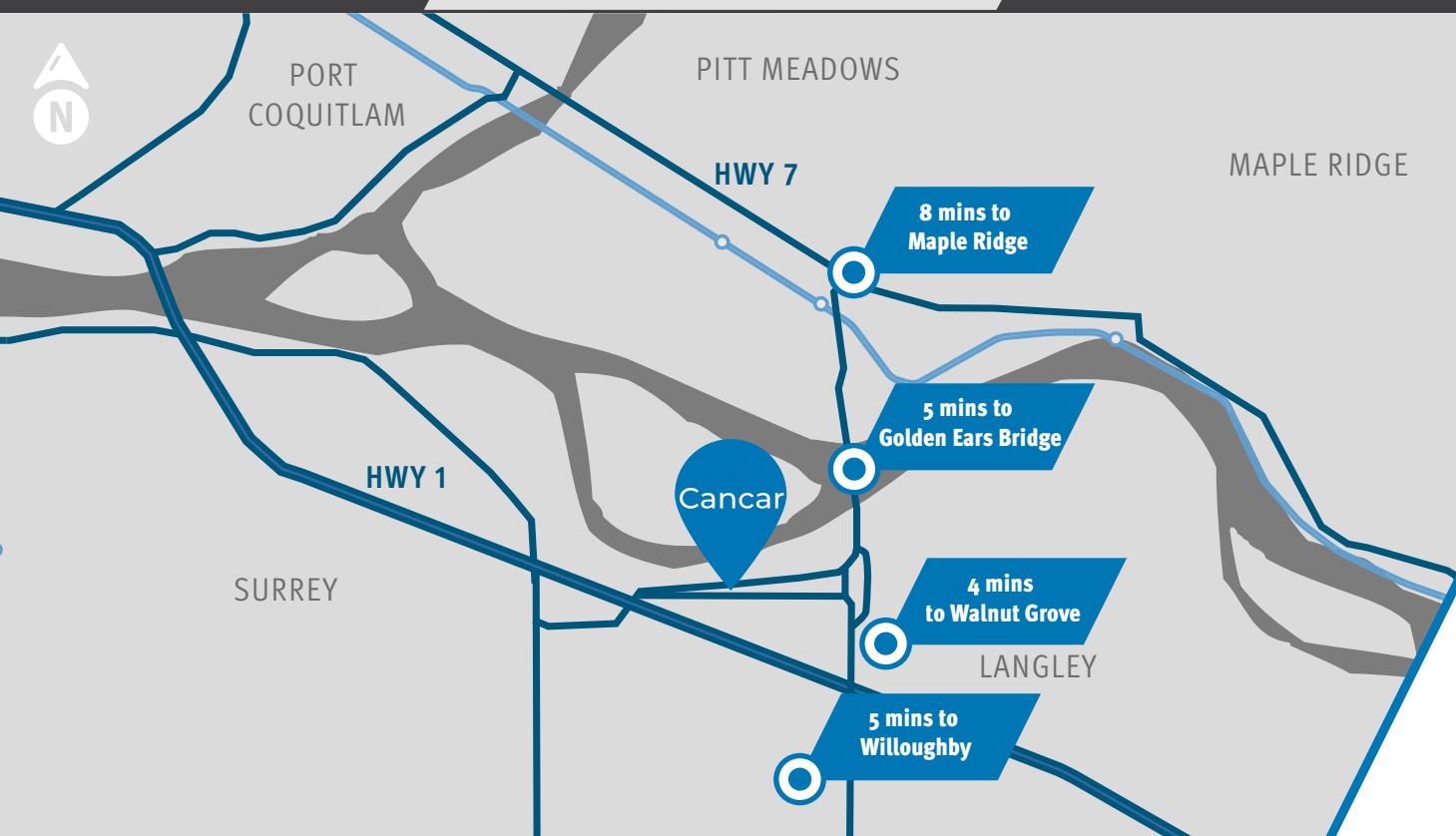
OPPORTUNITY

On behalf of Beedie, Frontline Real Estate Services is pleased to present the opportunity to lease a 10,996 SF of fully finished commercial space in Port Kells' Cancar Business Park. This unit boasts ample outdoor space, parking, and an open layout allowing for a customizations to accommodate a daycare or office use. The neighbouring unit is available for sublease, providing the potential to lease a total of 29,347 SF.



DRIVE TIMES

— Main Roads ● Public Transport



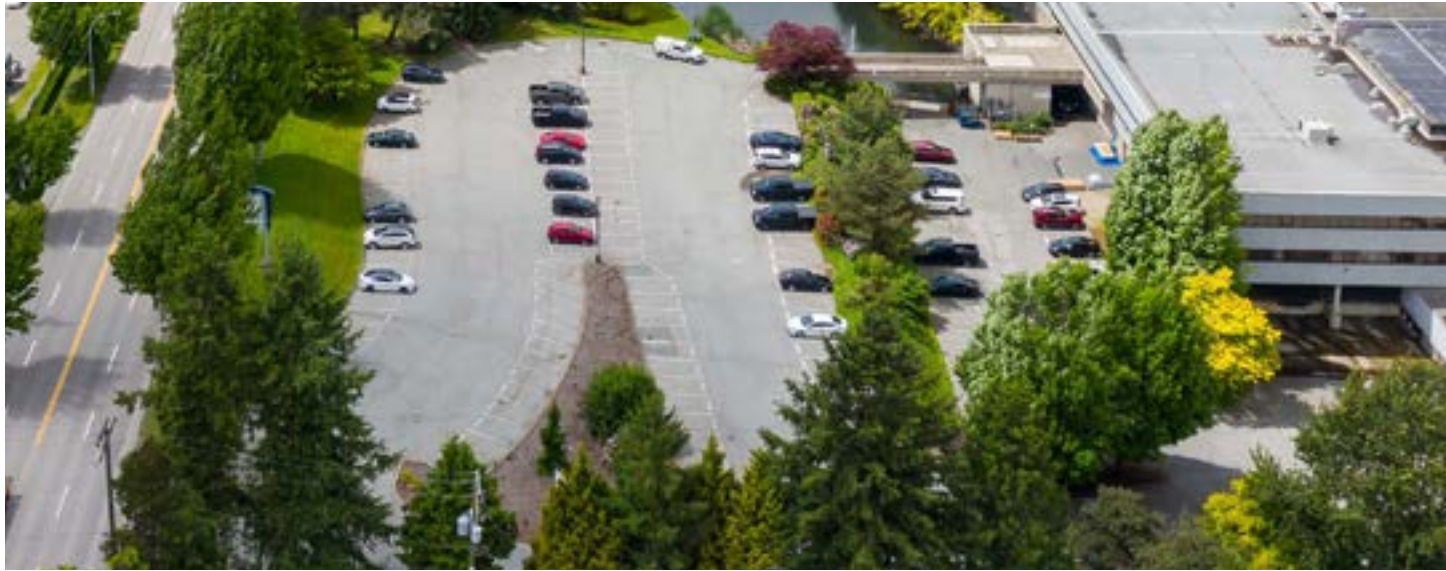
LEGEND

● Potential Outdoor Play Area ● Parking — Unit Location

LOCATION

Cancar Business park is centrally located on 96 Avenue in Port Kells, allowing excellent access for staff and clients across the Lower Mainland via Highway 1, the Golden Ears Bridge and Highway 17. The area is very sought-after by numerous businesses due to its strategic location and is home to a variety of retail, professional, and industrial businesses and amenities.

Neighbouring residential communities provide a large, local customer base and include the established neighbourhoods of Walnut Grove, Anniedale-Tynehead, and Fraser Heights, as well as the high growth Willoughby neighbourhood.



FLOOR PLAN



AVAILABLE AREA

10,996 SF
+ additional 18,531 SF
available on a sublease basis
for a total of 29,347 SF

PROPERTY FEATURES



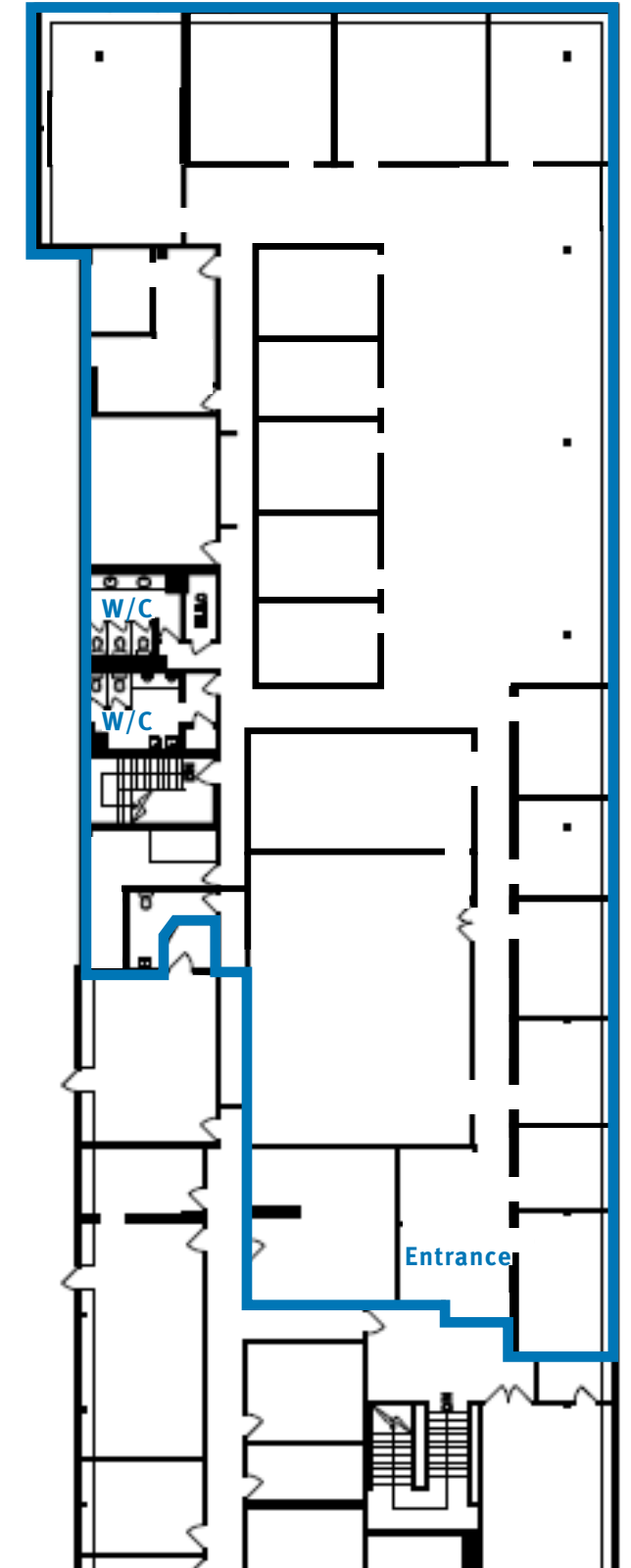
ZONING
CD (Comprehensive Development)



PARKING
62 Stalls



BASIC RENT
\$16.00 PSF
ADDITIONAL RENT
\$7.10 PSF



ABOUT THE DEVELOPER

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, having completed more than 30 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario and Las Vegas.

www.beedie.ca

**BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.**

www.beedie.ca



Cancar BUSINESS PARK

CONTACT

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