

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SUBLEASE

15288 54A Ave, Surrey, BC V3S 5X7



17,515 SF AVAILABLE ON 2ND FLOOR

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OFFERING MEMORANDUM

15288 54A AVE

Surrey, BC V3S 5X7

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

15288 54A AVE

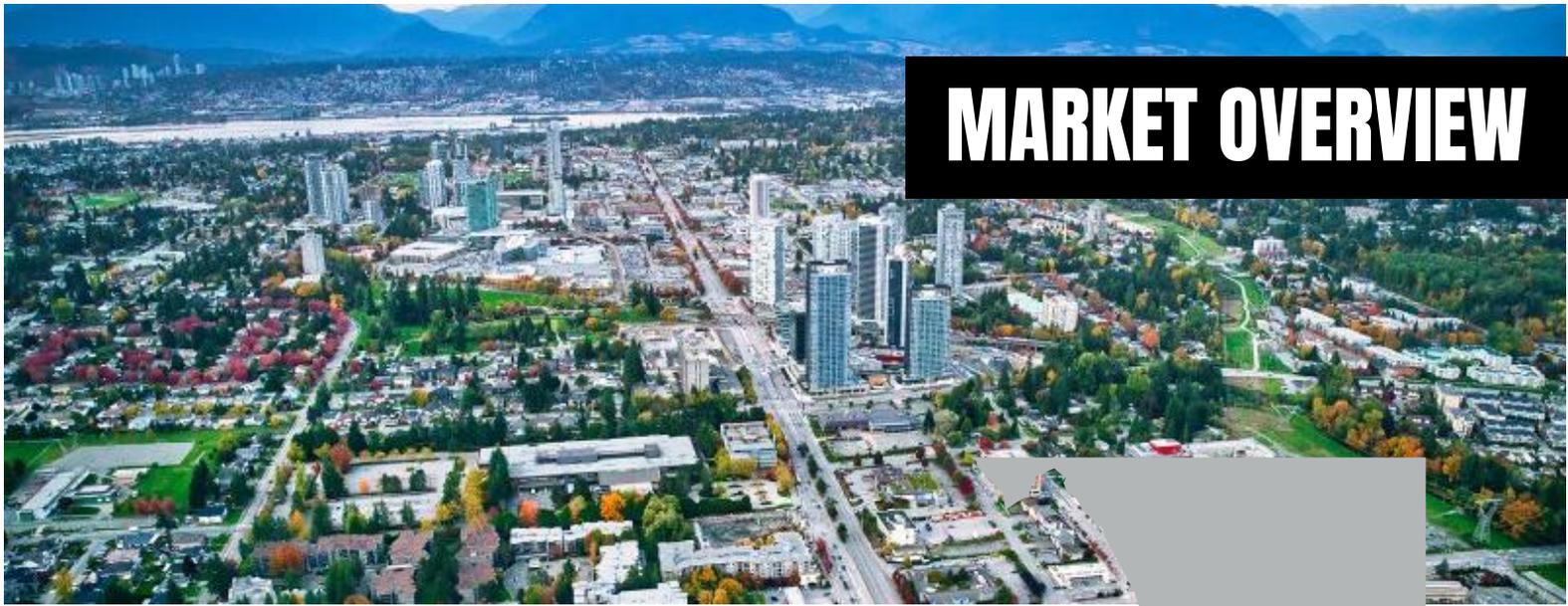
Surrey, BC V3S 5X7

15288 54A Avenue – Phase 5 presents a flexible sublease opportunity in the growing Surrey, British Columbia market, offering 17,515 square feet of commercial space available as all or half. Located within a multi-phase development, the property is well suited for a variety of users seeking a strategically positioned location with convenient access to surrounding neighborhoods, major arterial routes, and the broader Lower Mainland.

The sublease term runs through May 31, 2028, providing tenants with near-term flexibility in a supply-constrained market. Surrey's continued population growth, infrastructure investment, and expanding employment base support strong demand for well-located commercial space, making this an attractive opportunity for users looking to establish or expand their presence in the region.



MARKET OVERVIEW



Surrey, BC

Surrey sits on the south side of the Fraser River in the Metro Vancouver region. It is British Columbia’s second-largest municipality by population and serves as a major node within the region, with growing urban density especially in its planned “town centres” (notably the city centre in Whalley). Economically and culturally, Surrey has evolved from suburban/rural roots into a diversified, multicultural urban hub. The city supports a wide mix of residential neighborhoods, commercial corridors, industrial zones, and transit-oriented development — making it attractive for both residents and businesses. A high proportion (~45%) of residents are immigrants, underscoring its cultural diversity and its role as a gateway for new Canadians. Geographically and strategically, Surrey’s location — bordering the U.S., adjacent to major highways, and within Metro Vancouver — gives it strong connectivity. This makes it viable for growth-oriented residential, commercial, and logistics uses. Its size and growth trajectory suggest it’s shifting from a commuter-suburb identity toward a full-fledged, self-sustaining metro center.



DEMOGRAPHIC SUMMARY

SURREY, BC

POPULATION

Surrey
568,322

Province: British Columbia 5.5 M

MEDIAN AGE

Surrey
38.4 Years

Province: British Columbia 41.7 Years

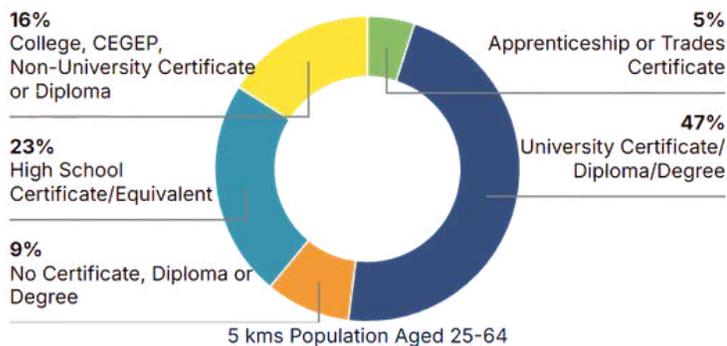
MEDIAN HOUSEHOLD INCOME

Surrey
\$98,000

Province: British Columbia \$87,000

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than British Columbia at large.



2023 STATISTICS

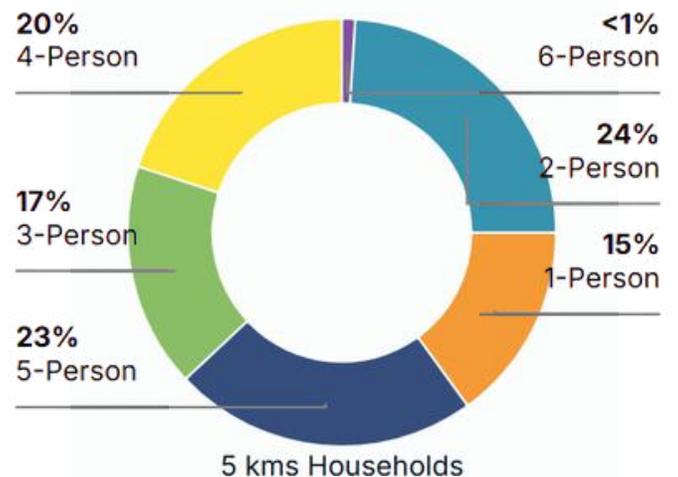
	2 km	5 km	10 km
Population 2023	17,843	127,520	588,640
Total Households	5,525	37,995	192,136
Avg Household Size	3.3	3.4	3.1
Avg Household Income	CA\$126,633	CA\$123,206	CA\$111,370

ECONOMIC INDICATORS

8.2% Surrey Unemployment Rate

6.5% Canada Unemployment Rate

HOUSEHOLDS



Surrey
185,671

Province: British Columbia 2 M



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Highway 1 (Trans-Canada Highway) – Principal east–west freeway through Surrey; links Vancouver (west) with Fraser Valley and interior B.C. (east), facilitating regional and cross-province traffic flows.

Highway 99 – North–south freeway connecting Surrey with Richmond, Vancouver, and continuing south to the U.S. border at the Peace Arch crossing. Provides direct cross-border access into the U.S. and integrates with the regional highway infrastructure.

Highway 10 – East–west route serving southern Surrey (and connecting to Delta and Langley), offering local/sub-regional connectivity and alternative access to the regional freeway network.

Golden Ears Way – Connects Surrey eastward through Langley toward Maple Ridge and beyond, crossing the Fraser River via the Golden Ears Bridge. Offers an alternate corridor to the core freeway network, especially for industrial, commuter, and commercial traffic.

King George Boulevard – A major arterial road through Surrey running roughly northwest to southeast, connecting the southern border (near U.S. border) through key neighborhoods and transit hubs (including the city centre) to the Pattullo Bridge – bridging Surrey with New Westminster and greater Metro Vancouver.



AIRPORT PROXIMITY

Vancouver International Airport (YVR): Located about 35 km northwest of central Surrey. This is the main international and domestic airport serving Metro Vancouver and is the primary gateway for air travel for Surrey residents and businesses.

Abbotsford International Airport (YXX): Situated approximately 43 km east of Surrey – a domestic airport offering another regional air-travel option, useful when YVR doesn't meet scheduling or cost needs.

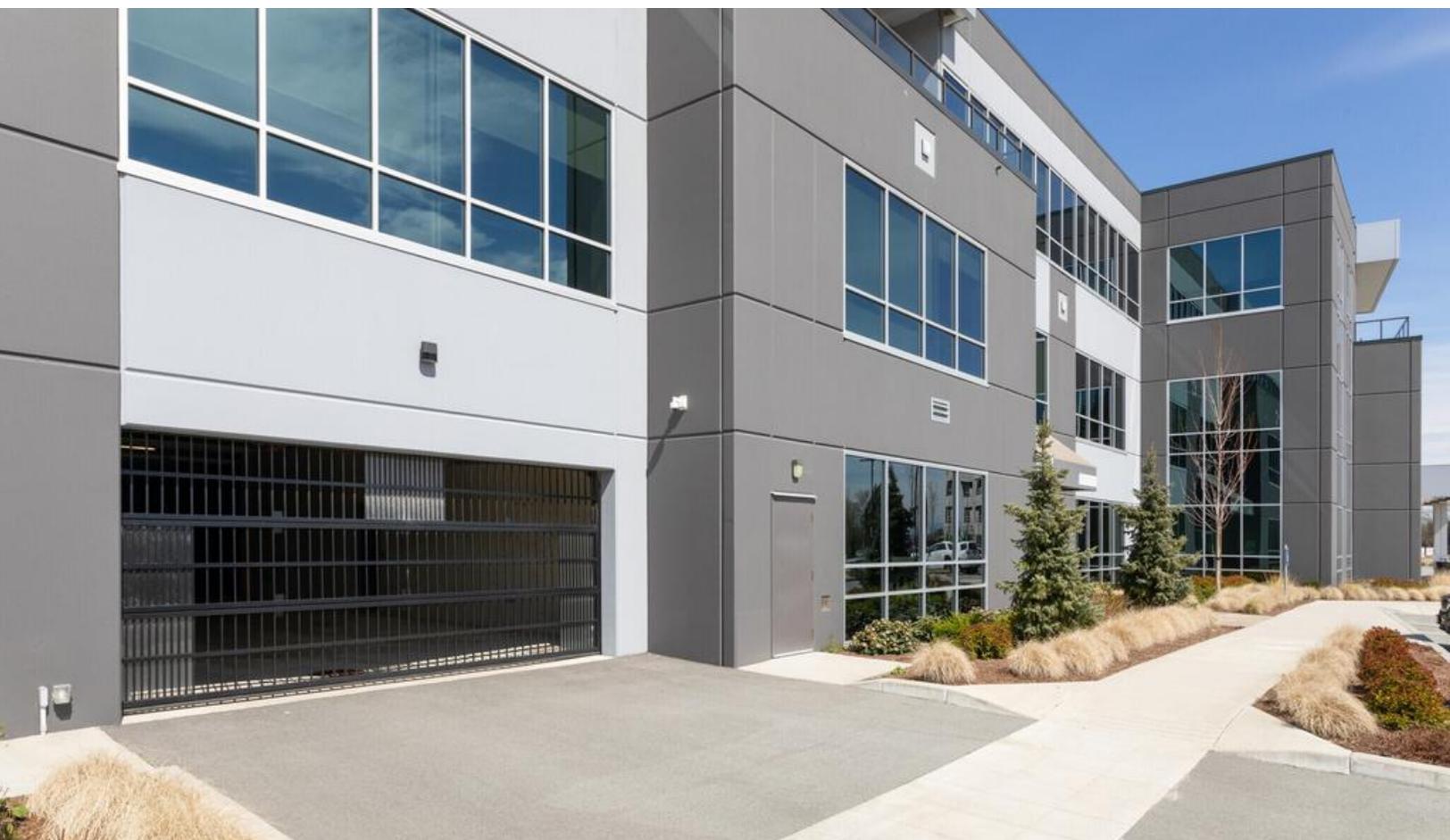
Vancouver Harbour Water Airport (CXH): Roughly 34 km away – serves seaplane flights within the region. While more niche than YVR or YXX, it provides an alternative for travelers seeking water-based or quick local/regional access.

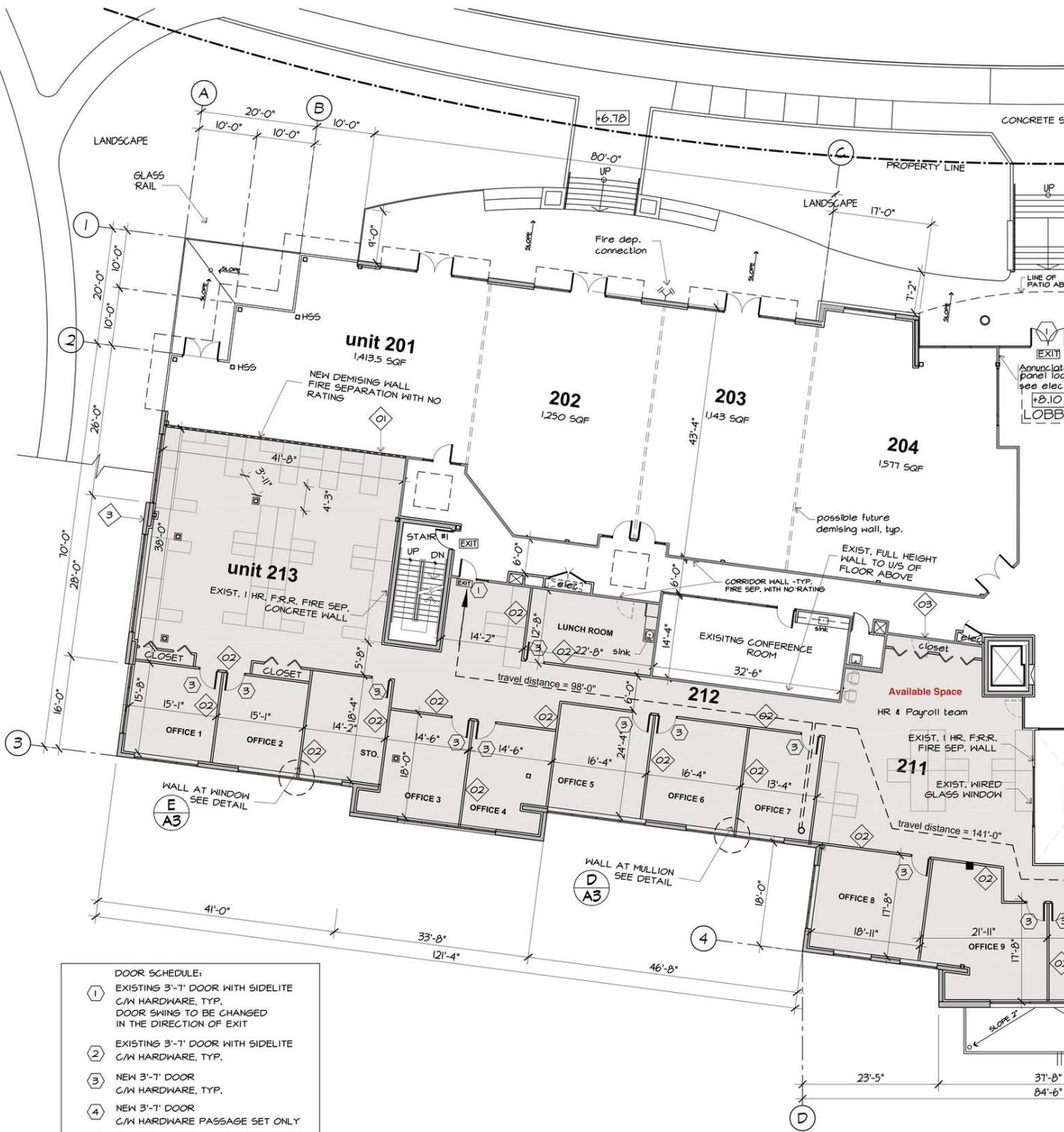
SITE OVERVIEW

SITE

Property Type:	Office
Building Class:	B
Year Built:	2017
Total SF:	66,333
Available SF:	17,738
Suite #:	210
Acres:	4.08 AC
Stories:	3
Parking:	Surface







- DOOR SCHEDULE:**
- ① EXISTING 3'-7" DOOR WITH SIDELITE C/W HARDWARE, TYP. DOOR SWING TO BE CHANGED IN THE DIRECTION OF EXIT
 - ② EXISTING 3'-7" DOOR WITH SIDELITE C/W HARDWARE, TYP.
 - ③ NEW 3'-7" DOOR C/W HARDWARE, TYP.
 - ④ NEW 3'-7" DOOR C/W HARDWARE PASSAGE SET ONLY
 - ⑤ 2- 3'-8" GLASS DOOR - FRAMELESS C/W HARDWARE
 - ⊘ DOOR TO BE REMOVED

NOTE:

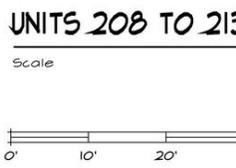
ALL DOORS TO BE EQUIPPED WITH LEVEL TYPE HANDLES (EXCEPT BIFOLD DOORS, POCKET DOORS AND STORAGE/UTILITY DOORS)

CONTRACTOR SHALL FIELD VERIFY ALL OPENING DIMENSIONS OF DOORS OR WINDOWS BEFORE PRODUCTION.

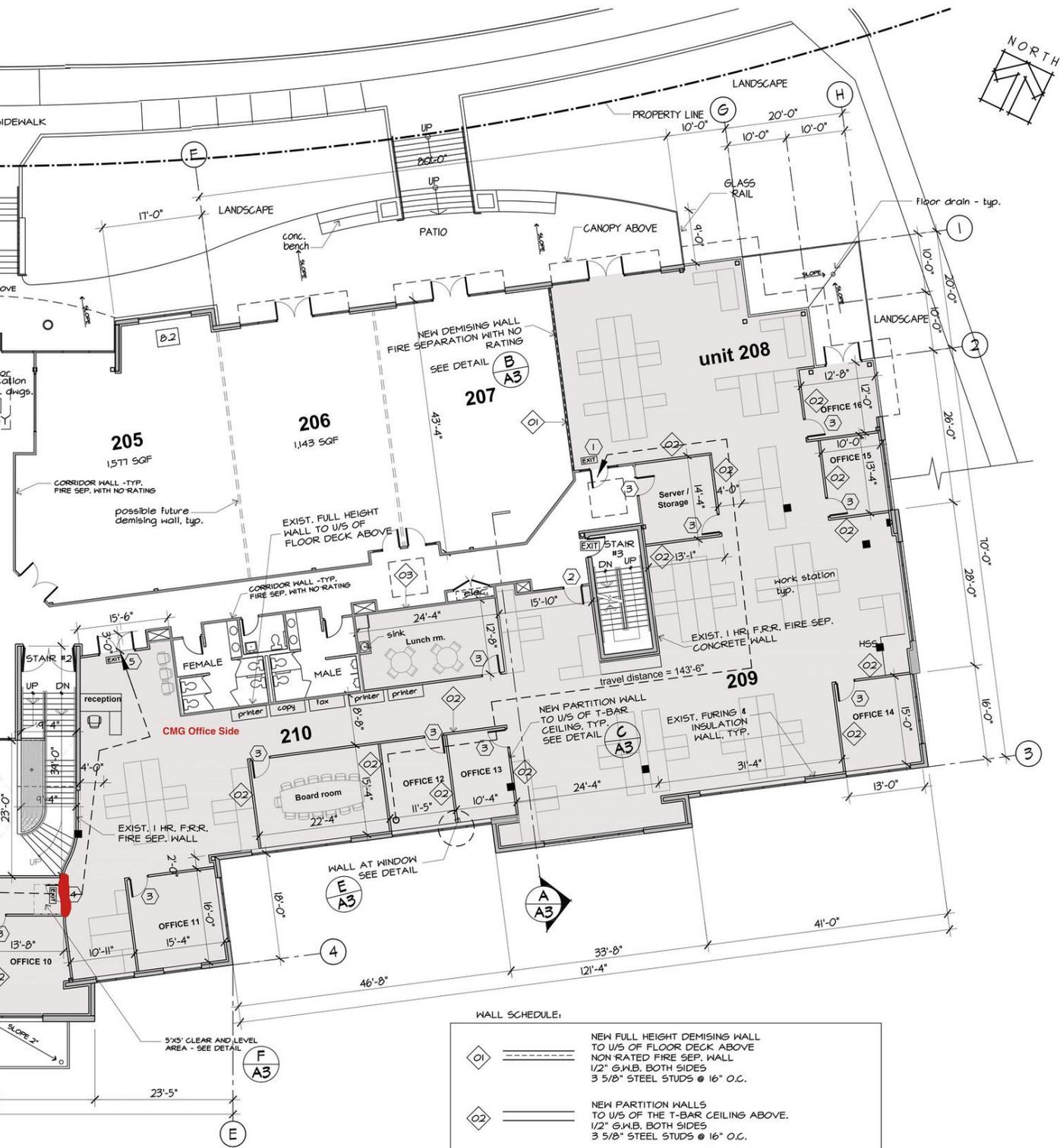
ALL DOORS PROVIDING ACCESS SHALL COMPLY WITH SENTENCE 3.3.1.13.(10) WITH CLEAR AND LEVEL AREA ON BOTH SIDES OF DOOR TO OPERATE WITH FORCE OF LESS THAN 30N FOR EXTERIOR DOOR(S) OR LESS THAN 22N FOR INTERIOR DOOR(S).

ALL DOORS USED AS CLOSURE REQUIRING FIRE RESISTANT RATING SHALL COMPLY TO NFPA 80 STANDARDS, WILL HAVE SIGNAGE CONFORMING TO ARTICLE 3.1.2.3. - POST ON VISIBLE SIDE OF DOOR WHEN IN OPEN POSITION 'FIRE DOOR KEEP CLOSED' AND HAVE RATED THRESHOLD 1/2" HIGH MAX.

ALL DOORS TO HAVE STOPS AT WALL, FLOOR OR OVERHEAD TO SUIT CONDITIONS.



X:\08\17-1712_Blackpress Prado 5\09-26-2017_T1.L permit drawings\17-1712_A2 Floor plan.dwg, 10/4/2017 10:02:09 AM



WALL SCHEDULE:

01	NEW FULL HEIGHT DEMISING WALL TO U/S OF FLOOR DECK ABOVE NON RATED FIRE SEP. WALL 1/2" G.W.B. BOTH SIDES 3 5/8" STEEL STUDS @ 16" O.C.
02	NEW PARTITION WALLS TO U/S OF THE T-BAR CEILING, TYP. 1/2" G.W.B. BOTH SIDES 3 5/8" STEEL STUDS @ 16" O.C.
03	EXISTING CORRIDOR WALL NON RATED FIRE SEP. WALL

NOTE:
ALL GYPSUM WALL BOARD TO BE TAPED, FILLED AND SANDED SMOOTH PRIOR TO APPLICATION OF FINISHES.
ALL G.W.B. WALL SURFACES TO BE PRIMED AND PAINTED WITH THREE COMPLETE FINISHING COATS OF PAINT, ONE COAT OF SEALER AND TWO COATS OF PAINT. PAINT COLOURS ARE TO BE SELECTED BY THE TENANT.

3 FLOOR PLAN

AREA: 15,364 S.F.

3/32" = 1'-0"

Rev.	Date	Description
01	09-26-17	ISSUED FOR PERMIT

Revision	Project No.
01	17-1712

Scale: As Noted	Drawing Title: FLOOR PLAN
Date: -	Project Title: TENANT IMPROVEMENT Unit 208 to 213 15288 54A Avenue Surrey BC

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