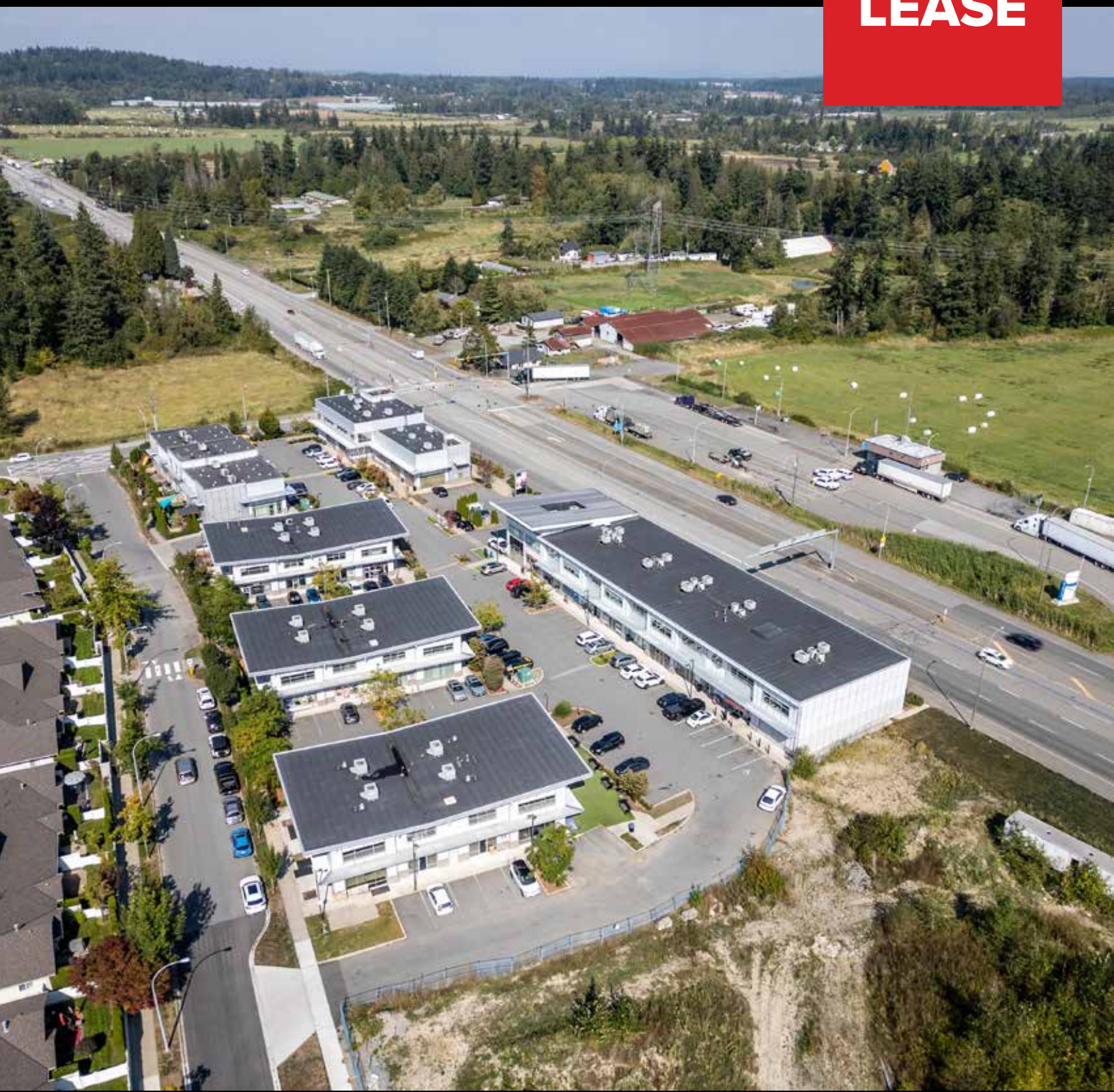


204 & 205-358 175A STREET, SURREY
SECOND-FLOOR OFFICE SUITE AVAILABLE AT GATEWAY CROSSING

**FOR
LEASE**



WILLIAM | WRIGHT

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Welcome to Gateway Crossing

Gateway Crossing is situated in the bustling Pacific Douglas neighbourhood, this unit benefits from high vehicle and pedestrian traffic, ensuring excellent visibility for your business. The location is also highly transit-friendly, with nearby bus routes connecting to key hubs including White Rock Centre, South Surrey Park & Ride, and Bridgeport SkyTrain Station, providing easy access for staff and clients.

The property includes extensive on-site parking, ensuring easy access for both customers and staff. Its prominent frontage along 175A Street delivers outstanding branding opportunities in a high-traffic location, drawing steady visibility from local residents, commuters, and cross-border travelers.

Highlights

-  Visible Frontage
-  Efficient Retail and Office Layouts
-  High Traffic Area
-  8 EV Charging stalls under construction
-  Transit Friendly with nearby bus routes connecting to key hubs including White Rock Centre, South Surrey Park & Ride, and Bridgeport SkyTrain Station
-  Convenient access to Highway 99, providing quick connections to White Rock, South Surrey, and Metro Vancouver



Overview

Units 204 and 205 comprise approximately ± 2,020 SF of combined office space in South Surrey’s growing Pacific Douglas neighbourhood. The contiguous units offer a professional and flexible layout suitable for a variety of office and service-oriented users, with excellent access to Highway 99, King George Boulevard, and the U.S. border crossings. Situated within a rapidly expanding residential and commercial area, the property presents an excellent opportunity for businesses seeking a strategic and well-connected location.

Unit Breakdown & Pricing

Unit	Zoning	Size	Basic Rent	Additional Rent	Monthly Rent
204 & 205 - 358 175A Street	CD	± 2,020 SF	\$25.00/FT	\$10.00/FT	\$5,892.80 + GST

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





Location

Situated in Surrey’s Pacific Douglas neighbourhood, Gateway Crossing benefits from a highly accessible and strategic location along the Canada–U.S. border. The property offers direct access to Highway 99, providing seamless connectivity to White Rock, South Surrey, and Metro Vancouver to the north, as well as Blaine and Bellingham, Washington to the south. The area is experiencing steady growth, with a mix of professional offices, light industrial, and retail services supporting the surrounding residential communities. Tenants enjoy proximity to local amenities, including dining, retail, and service providers, while also being just a short drive from Morgan Crossing and Grandview Corners shopping centres.

Transit

Gateway Crossing is conveniently located with excellent regional connectivity. The property is only minutes from Highway 99, providing seamless access north to White Rock, South Surrey, and Metro Vancouver, and south to the Pacific Border Crossing. Public transit options are available nearby, with TransLink bus routes serving the Pacific Douglas neighbourhood and connecting to White Rock Centre and the South Surrey Park & Ride. From there, commuters can access express bus service to Bridgeport Station on the Canada Line SkyTrain, linking directly to Richmond, Vancouver International Airport (YVR), and downtown Vancouver.

FOR MORE INFORMATION CONTACT

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