

# SCHREDER

BROTHERS  
REAL ESTATE GROUP

## FOR LEASE

102 - 10706 King George Boulevard  
Surrey, BC

### Ground Floor Office Unit

- » Fully Finished Office Space
- » Steps from Public Transit
- » Professional Tenants
- » Quick Possession Available

**JAMIE SCHREDER**

Personal Real Estate Corporation

**CORY SCHREDER**

Personal Real Estate Corporation

**UPDESH GREWAL**

Personal Real Estate Corporation



## PROPERTY INFO

### RENTABLE AREA

Office: 1,073 ft<sup>2</sup>

### BASIC RENT

\$25.00 / ft<sup>2</sup> / per annum

### ADDITIONAL RENT

\$14.80 / ft<sup>2</sup> / per annum

### EST. GROSS RENT

\$3,558.79 / month + GST

## ZONING

### C-8 (Community Commercial Zone)

Intended to accommodate and regulate the development of community shopping centers and office uses.



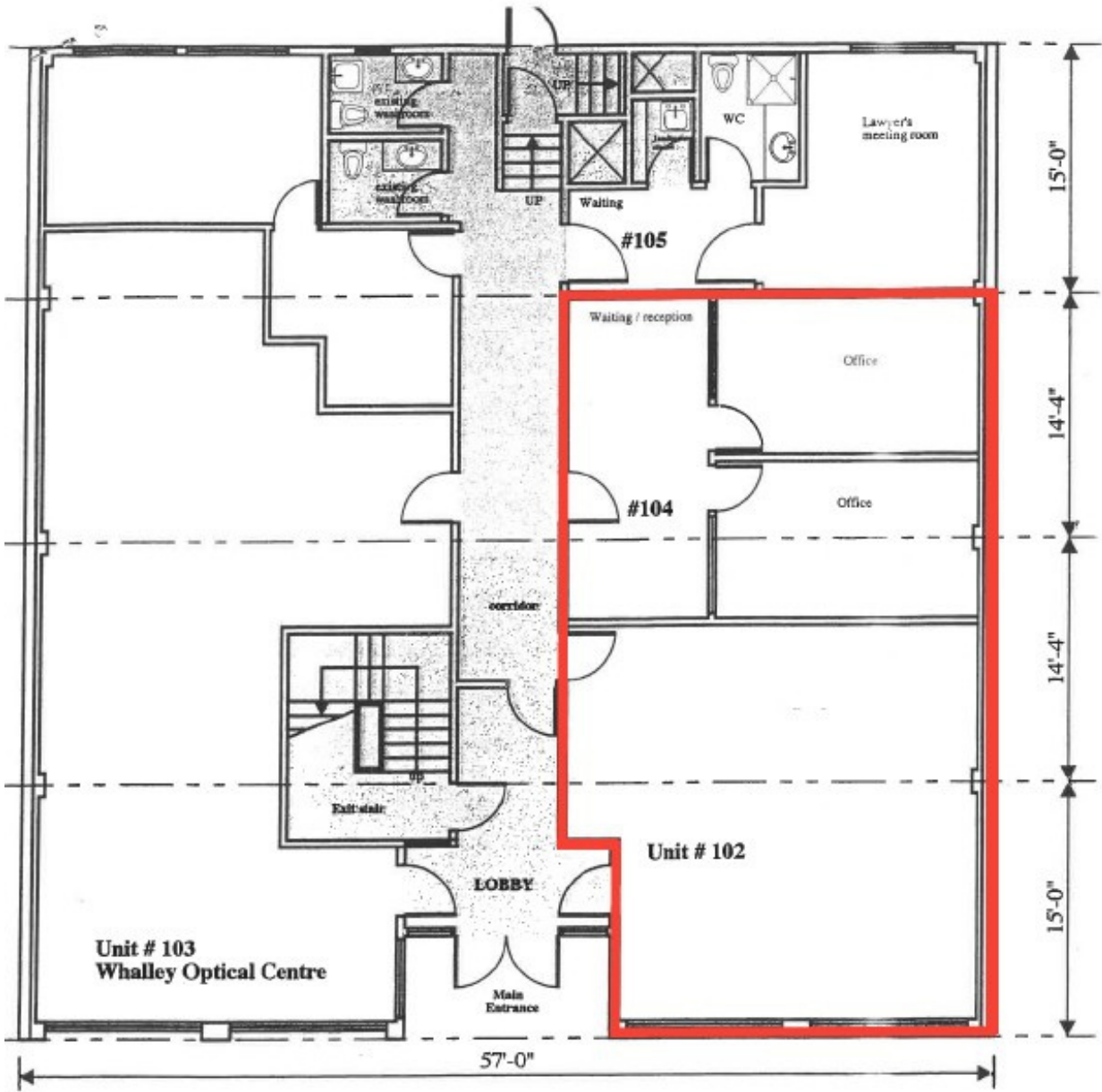
### 102 - 10706 King George Boulevard (Surrey, BC)

Position your business for success in this fully improved 1,073 square foot ground floor office on King George Boulevard. Centrally located just steps from the Gateway SkyTrain Station, this highly accessible workspace offers a bright, professional environment to maximize your team's productivity.

The unit features a spacious open area ideal for collaborative workstations or an inviting reception lobby, alongside two dedicated private offices and a convenient kitchenette.

Zoned C-8 (Community Commercial), the property accommodates a wide variety of professional office uses. Please note that this space is not suitable for childcare facilities, restaurants, or high-traffic retail operations.

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### FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



## DRIVE TIMES

|           |         |
|-----------|---------|
| SURREY    | 0 MINS  |
| NEW WEST  | 10 MINS |
| BURNABY   | 21 MINS |
| DELTA     | 25 MINS |
| LANGLEY   | 31 MINS |
| RICHMOND  | 40 MINS |
| VANCOUVER | 45 MINS |

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### LORI NICOL

Unlicensed Assistant



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