

209 - 8433 132 STREET, SURREY

PRIME SECOND FLOOR SHELL SPACE AT ROYAL SQUARE

**FOR
LEASE**



WILLIAM | WRIGHT

GAVIN BRAR
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604.428.5255





209 - 8433 132 Street, Surrey
Newton Industrial Area

The Opportunity

Prime 936 sq. ft. shell space on the second floor of Royal Square complex, located at 132 St. and 84 Ave. Application submitted for a layout featuring 4 executive-style offices, a kitchenette, an accessible washroom, a welcoming reception area, and waiting area—providing substantial time and cost savings.

Zoned Light Impact Industrial, permitted office uses include architectural, engineering, contractor, government, and utility offices. This flexible space offers an ideal setup for professional businesses seeking a convenient, accessible, and vibrant community.



Features 4 executive-style offices, a kitchenette, an accessible washroom, a welcoming reception area, and waiting area



High-traffic location in a vibrant community



IL Zoning (Light Impact Industrial)



Bus directly goes to King George Station





SIZE
+/- 936 SQFT



PARKING
On-site



ZONING
IL



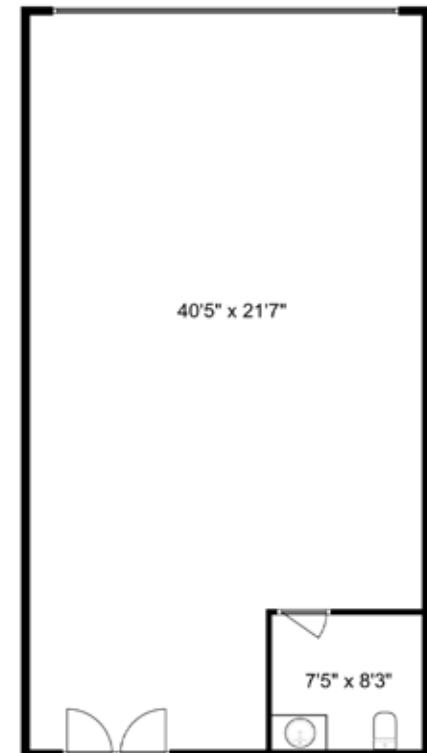
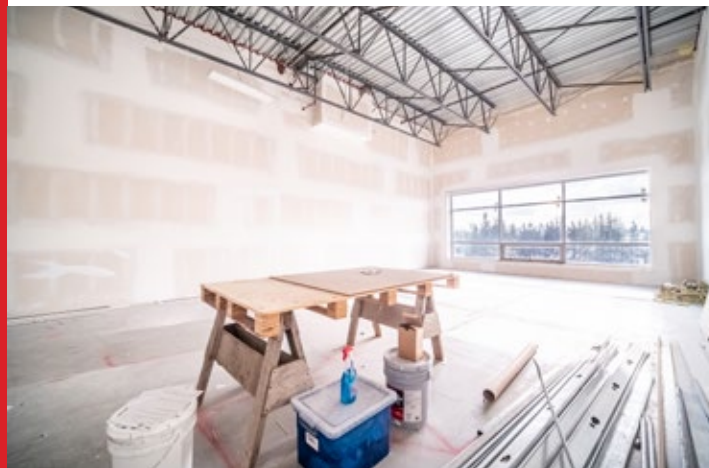
BASIC RENT
\$27.00/FT



ADDITIONAL RENT
\$12.92/FT



GROSS RENT
\$3,113.76 + GST



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



Location

Take advantage of the excellent high-traffic location within Royal Square, anchored by Apna Doors, and benefit from neighboring professional tenants, including ProSafe First Aid Training School, Biacon Construction, Galaxy Fireplaces, Voltas Engineering, and Smart Villa Construction. Many nearby public transportation options including one bus ride connecting you to King George Station.

For More Information Contact

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DRIVING DISTANCES

KING GEORGE BLVD 3 MIN DRIVE

COSTCO 7 MIN DRIVE

SURREY CENTRAL STATION 11 MIN DRIVE

BURNABY 30 MIN DRIVE

YVR AIRPORT 30 MIN DRIVE