



**CUSHMAN &
WAKEFIELD**

FOR LEASE CENTRAL CITY 2

#102 - 9639 137A STREET, SURREY, BC

Retail exposure at office rates

- Fully improved former restaurant
- CD Zone
- Surrey's Health & Technology District
- Across from Surrey Memorial Hospital
- Minutes to King George Skytrain Station
- Office Lobby open until 7:00 PM

AERIAL AMENITIES



SERVICES / LANDMARKS

1. Central City Shopping Centre
2. Surrey Library
3. SFU
4. Holland Park
5. Surrey City Hall
6. UBC

RETAIL

1. Safeway
2. London Drugs
3. Save-on-Foods
4. Canadian Tire
5. Staples

FOOD & DRINK

1. White Spot
2. CC1 + CC2
3. Tim Hortons
4. Central City Brewing
5. Browns Social House

BANKS & RETAIL HUB

1. King George Hub
2. CIBC
3. TD Bank
4. RBC
5. BMO



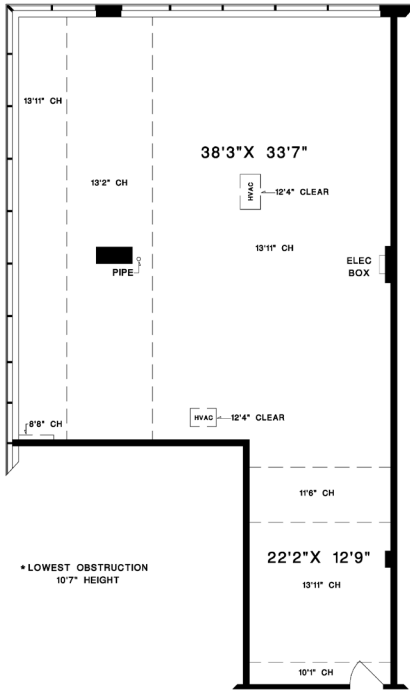
80
TRANSIT SCORE



70
BIKE SCORE



66
WALK SCORE



AVAILABLE AREA

1,689 SF

RENT

\$28.00 net

ADDITIONAL RENT

\$18.43 PSF estimated for 2026

GROSS MONTHLY OCCUPANCY COSTS

\$6,535.02

AVAILABLE

Upon signing Lease and providing evidence of Insurance

PARKING

2 staff parking stalls and abundant metered on-site and street parking

EXCELLENT EXPOSURE



9639 137A STREET
61,300 VEHICLES DAILY

WITHIN 1 KILOMETER

UNDER
3 MIN

24,096	Daytime Population
16,695	Total Population
24.58%	Projected Growth (2021-2039)
6,820	Households
Ages:	
16.4%	<19
70.4%	20- 64
12.9%	>65
37.6	Median Age
83,310.9	Average Household Income



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