

City Centre 2

9639 137A Street | Surrey, BC



Premium Strata Unit with Private Deck - Approved for Education, Daycare, and Office Use!

This beautifully appointed full floor strata unit is located on one of Surrey's most sought-after commercial areas, the Health and Technology District.

Located within City Centre, this vibrant district area boasts a full range of services and food amenities. It is two blocks to Surrey Memorial Hospital and just a twelve-minute walk from SkyTrain Stations.

With approximately 11,619 square feet of interior space and a further 7,677 square feet of private outdoor deck, this unit offers an ideal location for occupiers seeking something special/unique in the City core.



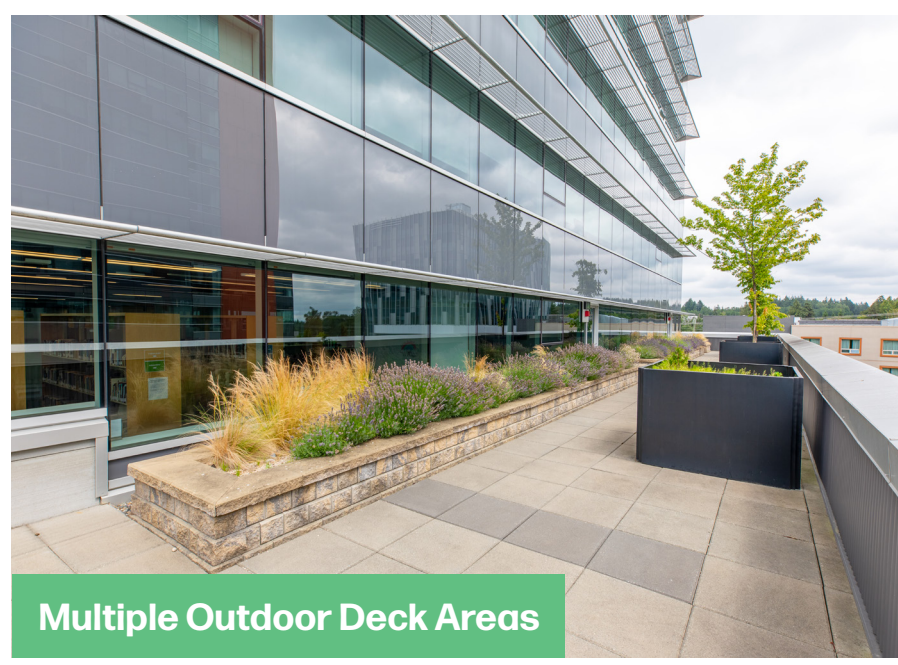
Cafe and lounge area

WHY CHOOSE CITY CENTRE 2?

- **Prime Location:** Just two blocks from Surrey Memorial Hospital and a twelve-minute walk from SkyTrain Stations.
- **Educational Hub:** Close to UBC Medical Campus, Western Community College, SFU, and Kwantlen Polytechnic University.
- **Transit Hub:** Located near King George Skytrain station The station has 4.6 million annual boardings, with an average of 14,640 boardings Monday to Friday, making it the 8th busiest SkyTrain station out of 53, and it serves 13,000 daytime employees within four blocks of the site.
- **Spacious:** 11,619 sq. ft. of interior space plus 7,677 sq. ft. of private outdoor deck.
- **Approved Zoning:** Ready for educational, daycare, and office use.
- **Modern Amenities:** State-of-the-art systems, large meeting rooms, private phone rooms, and a cafe area with indoor/outdoor seating.
- **Customizable Spaces:** Accordion glass and solid wall systems for tailored spaces.
- **Natural Light:** Expansive windows create a bright, welcoming atmosphere.
- **Exclusive Features:** Large wrap-around deck and private terrace with dedicated FOB access.



Accordion Wall System



Multiple Outdoor Deck Areas

See the Space For Yourself

[VIEW VIDEO TOUR](#)

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