

**FOR  
SUBLEASE**



**21,831 SF**

**9900**  
King  
George  
Blvd  
SURREY, BC

King George Hub – Surrey City Centre



# Premium Office. Prime Location. Endless Amenities.

CBRE Limited is pleased to offer a unique opportunity to sublease approximately 21,831 SF of fully built-out office space on the 5th floor of 9900 King George Boulevard (King George Hub), Surrey.

This landmark nine-storey, Class AAA mixed-use office tower, developed in 2015, offers a rare combination of high-quality finishes and strategic location—featuring secure access, efficient HVAC with zoned fan coils, tinted low-E windows with solar reflective shades, and 10' ceiling heights.

## PROPERTY DETAILS

AVAILABLE AREA  
21,831 SF

NET RENT  
Contact Listing Agents

OPT. COST & TAXES  
\$21.23 PSF per annum (2026 est.)

AVAILABILITY  
Immediate

EXPIRY  
November 29, 2030

PARKING  
2 Stalls per 1,000 SF  
at market rate

## SPACE FEATURES

- + Fully Improved, Furnished and Wired office Space - Ready For Occupancy
- + Secure access
- + Efficient HVAC with zoned fan coils
- + Tinted low-E windows with solar reflective shades
- + 10' ceiling heights.



### AAA OFFICE BUILDING

- + LEED Gold Standard
- + Building security system in place with card accessibility



### HEALTH AND FITNESS

- + Fitness facilities
- + Bike storage
- + End-of-trip facilities



### ON SITE DAYCARE

- + Kids & Company on site daycare



### CONNECTIVITY

- + Directly adjacent to the King George SkyTrain Station



### ON SITE RETAIL

- + 100,000 SF on site retail including Tim Horton's, Chopped Leaf, A&W, Starbucks, Coast Capital Savings, Fresh Slice, and Pita Pit, Rexall, and Save-on-Foods



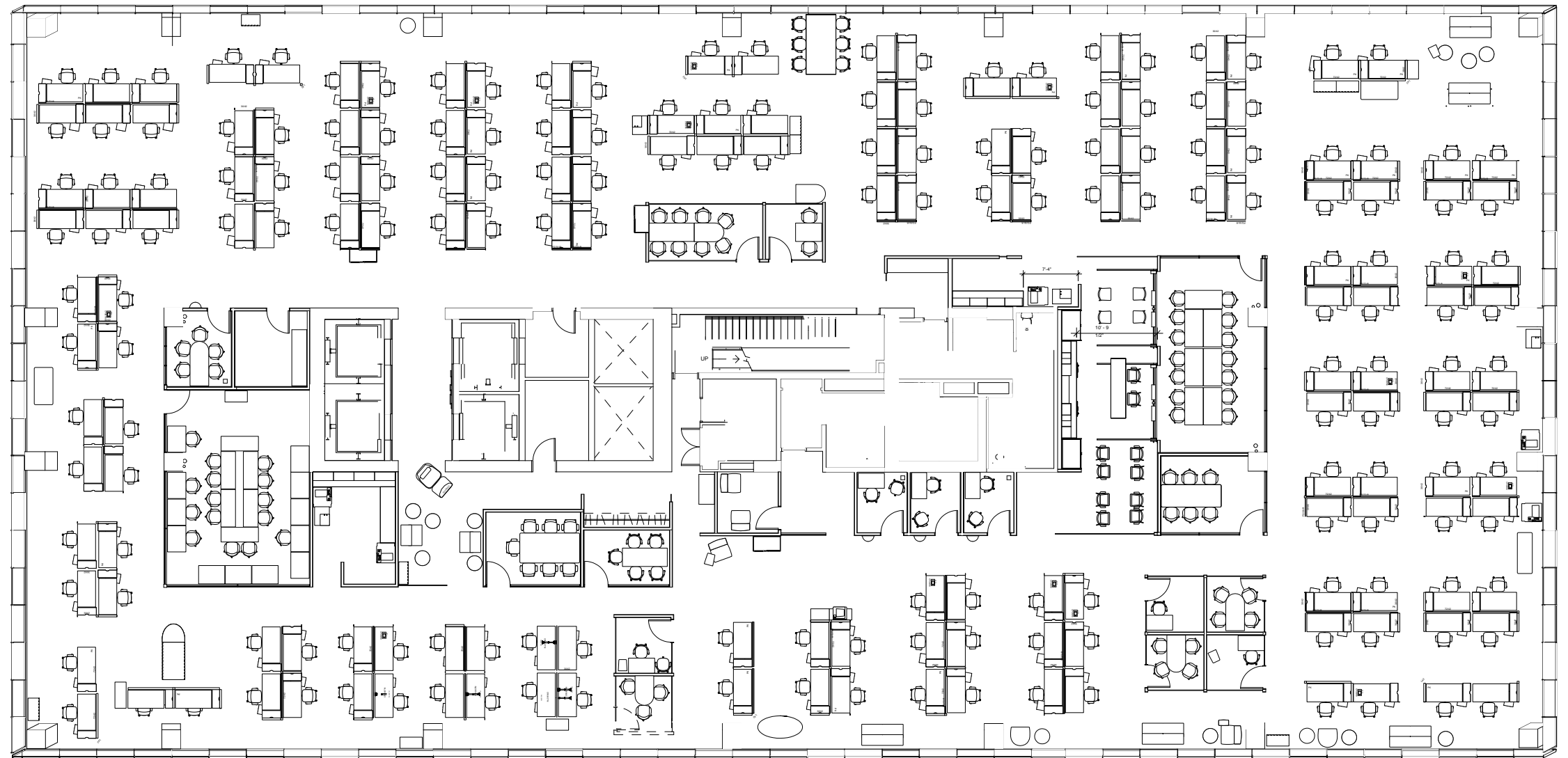
**9900**  
King  
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**OFFICE FOR  
SUBLEASE**

**Level 5**

\*As Built Floor Plan

**21,831 SF**




Not To Scale

\*Floor plan should not be relied upon for accuracy.  
All dimensions and details must be verified on site.








#### NEARBY AMENITIES (5 KM RADIUS)

-  **34+**  
Cafes
-  **145+**  
Restaurants & Bars
-  **146+**  
Retail & Services

#### WALK SCORE

-  **86**  
Walker's Paradise
-  **89**  
Rider's Paradise
-  **79**  
Biker's Paradise

## Prime Location

Situated in the heart of Surrey City Centre, 9900 King George Boulevard offers immediate access to a vibrant and rapidly growing urban core. The property is surrounded by an abundance of amenities including retail, dining, fitness facilities, and essential services. Key landmarks such as Surrey City Hall, Holland Park, and Simon Fraser University's Surrey campus are all within walking distance, creating a dynamic environment for businesses and employees alike. Its strategic position along King George Boulevard ensures excellent visibility and connectivity to major thoroughfares, making it an ideal location for professional operations.

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