



NAICommercial



738 SF



Unit 1503, 9686 137th Street | Surrey, BC

FOR LEASE

Brand New Office Space at City Centre 4

Roopy Burmy, DULE
Investment | Land | Leasing
604 808 4604
rburmy@naicommercial.ca

NAI Commercial
20353 64th Avenue, Suite 214
Langley, BC V2Y 1N5
+1 604 683 7535
naicommercial.ca



**COMMISSION INCENTIVES FOR DEALS
FINALIZED BEFORE NOVEMBER 15, 2025**

#1503 - 9686 137th Street Surrey, BC

Opportunity

City Centre 4 is the latest and largest phase yet of Surrey City Centre's Health & Technology DISTRICT which currently totals over 1/2 million SF of AAA office and retail space. Existing companies include a large number of professional, health, academic and technology based organizations and professionals that are focused on innovation and BC's emerging technology economy. This rapidly growing, high-profile community is home to a network of researchers, entrepreneurs, multinational and start-up companies, and some of the most advanced digital health, wellness, technology, and clinical service organizations.

Located in the vibrant Health & Technology District and immediately adjacent to one of Canada's busiest hospitals, your business has a unique opportunity to become part of this rapidly growing innovation ecosystem which will soon total over 850,000 SF.

Key Features

- ▶ **State-of-the-art amenities** including end-of-trip and fitness facilities
- ▶ **Common rooftop terrace** with panoramic views
- ▶ Numerous **retail outlets and restaurants** within the complex
- ▶ **6-minute walk to King George SkyTrain Station**
- ▶ **LEED GOLD certification** (pending)
- ▶ **WiredScore Certified** for superior digital connectivity

Property Details

Office Size

738 SF

Zoning

[CD - Comprehensive Development](#)
([Bylaw 20650](#))

Base Rate

Contact Listing Brokers

Additional Rent (2025 est.)

\$18.00/SF

Lease Term

5 years

Parking

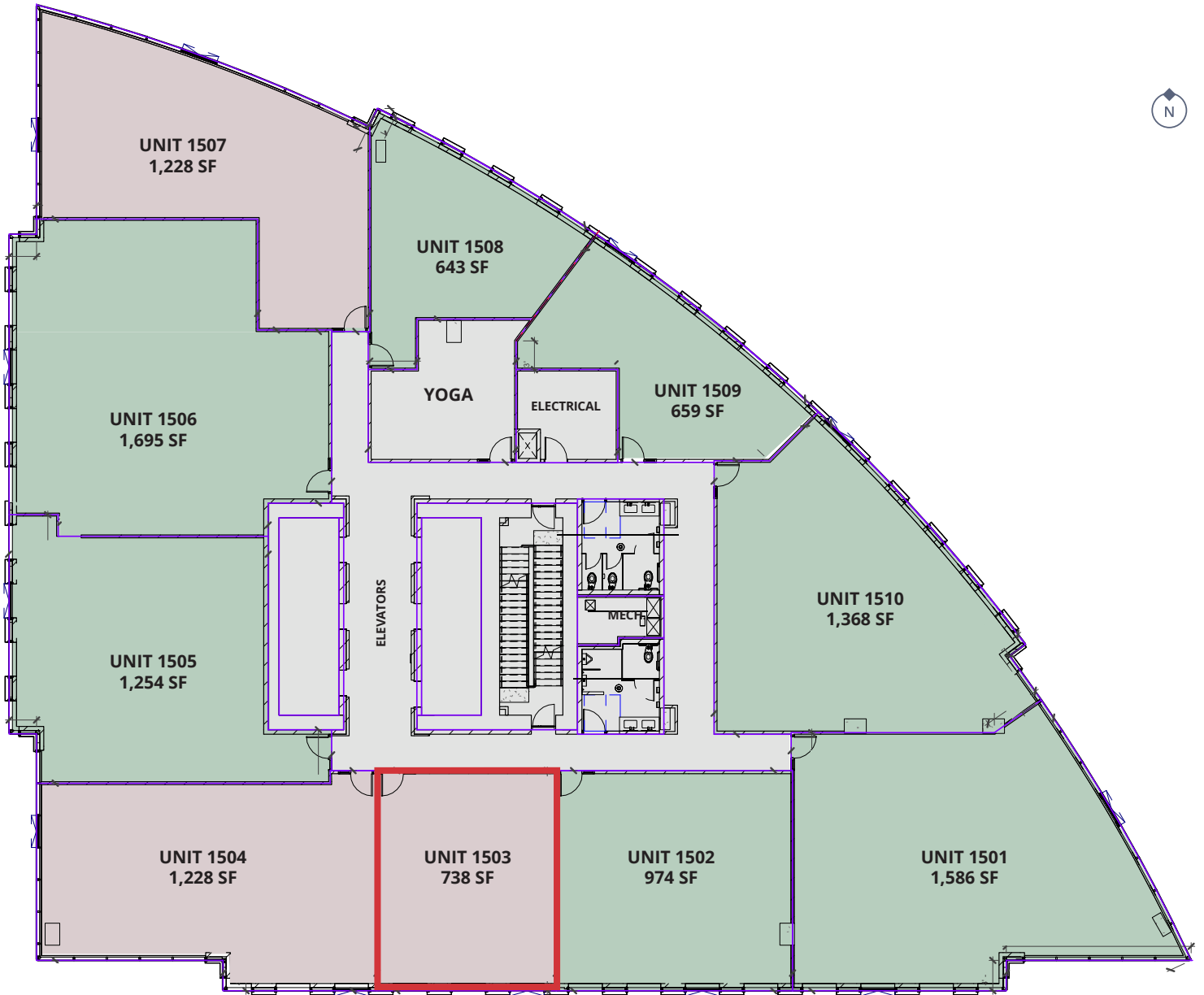
2 stalls (\$100/month per stall)

Estimated Completion

Q4 2025

Occupancy

October 1, 2025





SCHOOLS

- ▶ Simon Fraser University
- ▶ Future UBC Campus
- ▶ Kwantlen Polytechnic University
- ▶ Queen Elizabeth Secondary School
- ▶ Spratt Shaw College Surrey

RESTAURANTS AND CAFÉS

- ▶ Browns Socialhouse
- ▶ Mucho Burrito
- ▶ Combine Café & Bar
- ▶ Ruex Café and Bar
- ▶ Waffle House Diner
- ▶ Trees Organic Coffee
- ▶ Nemesis Coffee
- ▶ Boston Pizza
- ▶ White Spot

SHOPPING

- ▶ Save-On-Foods
- ▶ Central City
- ▶ Walmart
- ▶ T&T Supermarket
- ▶ King George Shopping Centre

AREA

- ▶ King George SkyTrain Station

AMENITIES

- ▶ Surrey Memorial Hospital
- ▶ Queen Elizabeth Meadows Park
- ▶ High Point Animal Hospital
- ▶ Club16
- ▶ Holland Park

CITY CENTRE 4

SURREY MEMORIAL HOSPITAL

77 VERY WALKABLE
82 EXCELLENT TRANSIT
70 VERY BIKEABLE

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