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207, 9639 137A Street, Surrey BC | CC 2

Investment-Grade Office Strata in the Heart of Surrey City Centre

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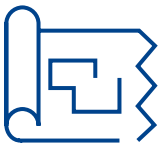
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Property Overview



Positioned within one of Metro Vancouver's fastest-growing business districts, this Class A commercial strata unit offers a rare opportunity to acquire modern, purpose-built office space with strong long-term investment fundamentals.



Built in 2018, the property features a contemporary improvements package, efficient layout, premium ceiling heights and abundant natural light — ideal for both owner-occupiers and investors targeting high-quality assets in the rapidly densifying Surrey City Centre market.

Property Overview

2,023 SF of premium office space

Class A strata development

Built in 2018 (4-storey concrete & steel construction)

Listing Price: \$2,255,000

2025 Property Taxes: \$19,378.79

Strata Fees: \$906.71 inclusive of GST per month

HVAC: Commercial forced-air system

Secure glass entry with high-visibility exposure within the building

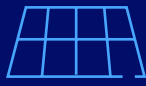
Upgraded built-in cabinetry & storage

[Virtual Walkthrough](#)

Key Highlights



Move-In Ready Improvements



Efficient Floor Plate



Natural Light



Strata Ownership



City Centre Demand



Premium Location

Move-In Ready Improvements: modern finishes, clean lines, flexible open-plan & private office options

Efficient Floor Plate: ideal for collaborative office design or subdivision strategy

Natural Light: large glazing, bright interiors and well-positioned workstations

Strata Ownership: eliminate lease uncertainty and secure long-term occupancy control

City Centre Demand: rapid employment growth, transit expansion and business migration momentum

Premium Location: minutes from SkyTrain, city services, retail amenities and major commuter routes

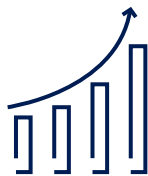


Location & Market Context

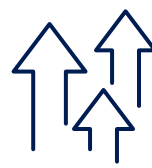
Nestled within Surrey City Centre, the region continues to emerge as a primary commercial hub with accelerating demand for professional office space driven by:



Expansion of transit infrastructure (Expo Line, future SkyTrain development)



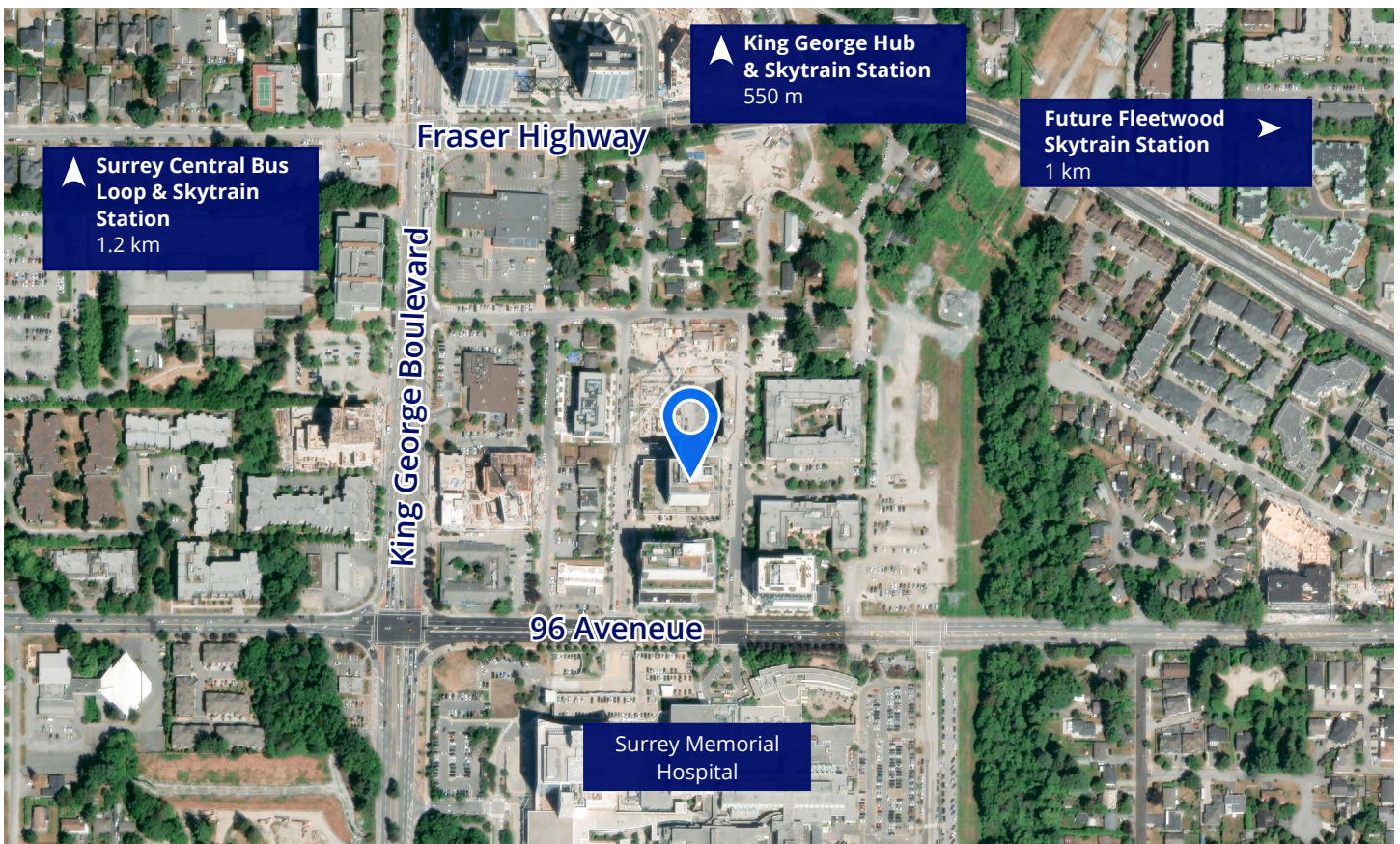
Growing floors of office occupiers transitioning from lease to ownership



Influx of technology, healthcare, legal and professional service firms



Walkable access to retail, cafés, financial services, hotels and civic institutions



Ideal For

Owner-Occupiers – stabilize occupancy costs, build equity, and avoid future rent escalation

Investors – premium tenant appeal, concrete construction and strong exit-market demand

Professional Service Firms – medical, legal, accounting, consulting, tech, advisory, etc.

A Rare Opportunity

With limited inventory of investment-grade office strata in Surrey City Centre, this offering delivers:

- Modern construction
- Institutional-quality appeal
- Turn-key occupancy potential
- Strategic investment upside

To learn more, or book
a private tour, please contact
the exclusive listing agents.



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