

City Centre 2

9639 137A Street | Surrey, BC



FOR SALE AND LEASE

11,619 SF premium full floor strata unit with 7,677 SF of private deck

CBRE

Premium Full Floor Strata Unit with Private Deck

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 boasts a full range of services and food amenities. It is two blocks to Surrey Memorial Hospital and just twelve minute walk to 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 and unique in the City core.

AVAILABLE AREA
4TH FL - 11,619 SF

OUTDOOR DECK
7,677 SF

OCCUPANCY LOAD
180 PERSONS

PID: 030-423-961

Property Taxes: \$86,750.10 (approx.)

Strata Fees: \$4,925 per month

Lease Rate: Contact Listing Agent

Asking Price: \$11,500,000 (\$989.76/SF)

Occupancy: Immediate

Assumable Mortgage

Approved Zoning

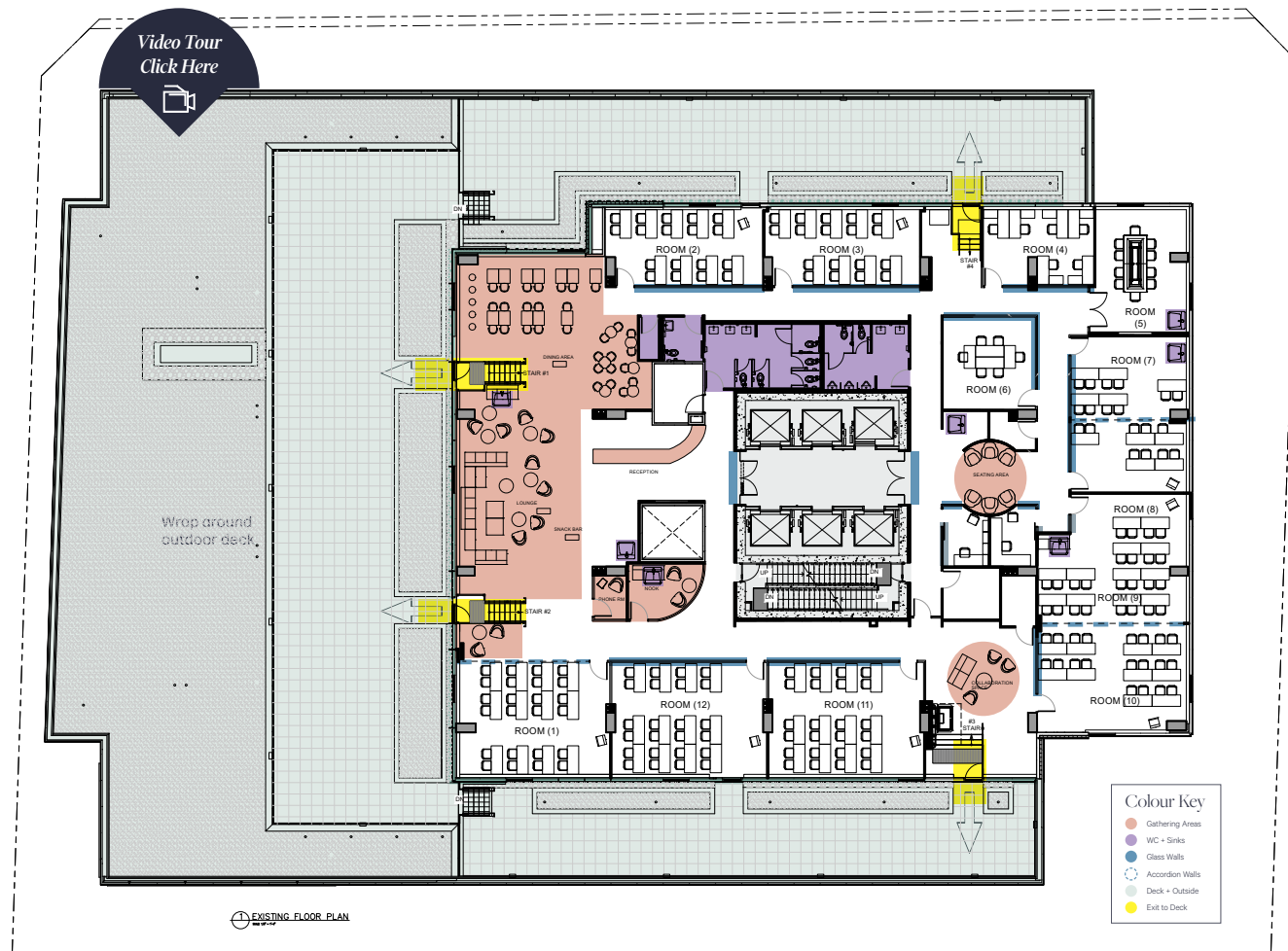
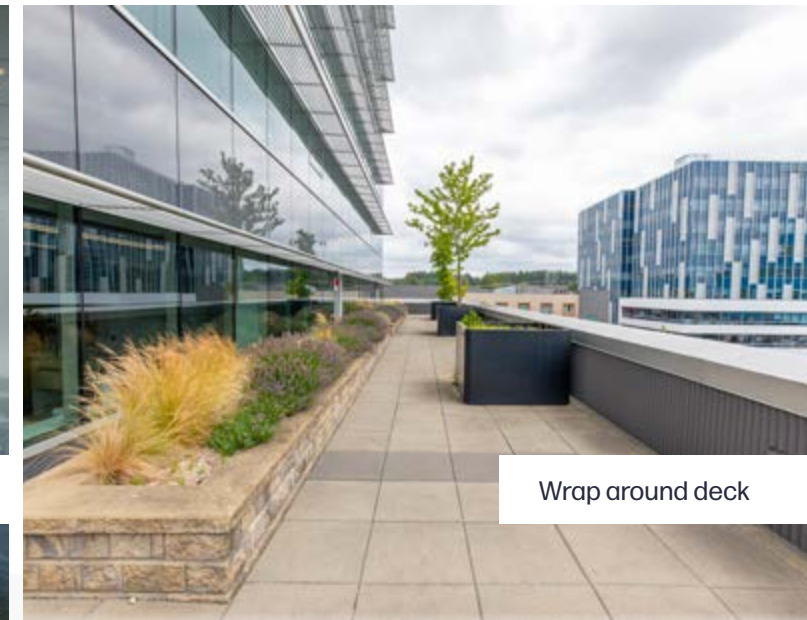
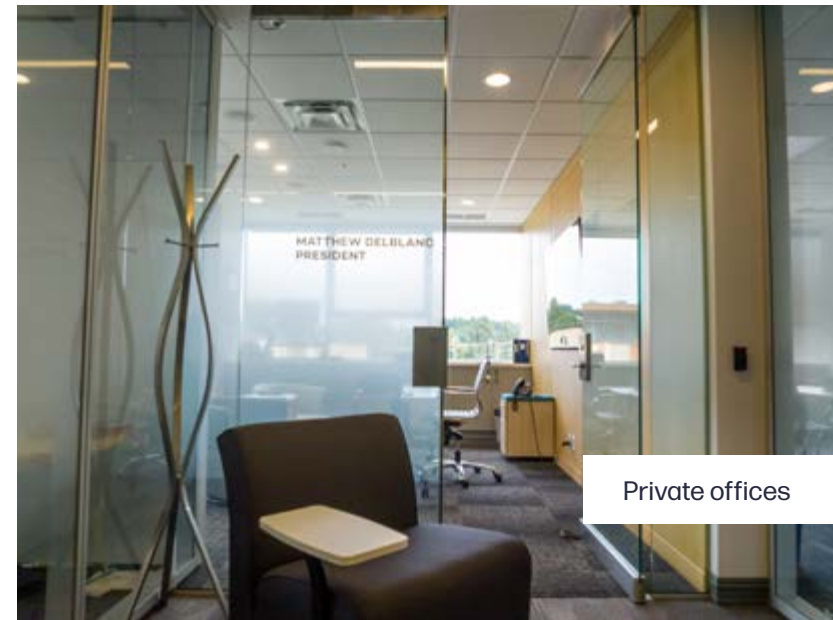
Education*
Daycare
Office

**High school, post secondary, training centres, call centres*



Assembly-Ready Zoned for Education*, Daycare, Office

*High school, post secondary, training centres, call centres



Floor plan not to scale

Space Highlights

- Current occupancy load is 180 people
- Zoning approves office, education and daycare use
- On-site customized lockers throughout the premises
- Accordion glass wall systems for custom spaces
- 20 reserved parking stalls + visitor parking
- Fully integrated full floor audio and visual technology system in each office, room, meeting space, lounge and café
- High quality furniture included
- Large wrap around deck with greenery at the windows
- Dedicated end of trip facilities, gym and a storage unit



King George Station Demographics (2024)

4.6M King George Station Boarding
14,640 Average Boarding Per Day
8th Busiest of 53 Stations
13,000 Daytime Employees with 4 Blocks of The Site

The Neighbourhood - you're in Good Company

Located in the vibrant and rapidly growing City of Surrey, BC, City Centre 2 stands as a beacon of modernity and convenience. This premier office building offers unparalleled accessibility to transit, making your commute convenient and efficient.

Be part of this elite group of educators and the future of higher education, UBC Medical Campus and Western Community College. One SkyTrain station away includes SFU Campus and Kwantlen Polytechnic University the future of education is here.

Prime Location



Situated in one of BC's fastest-growing cities, City Centre 2 is at the epicenter of a dynamic community poised for exponential growth.

Adjacent Developments



City Centre 4 is set to include a premier hotel, adding to the area's attraction and providing additional amenities for business and leisure.

Next Wave of Innovation



Be part of the next wave of development and innovation in Surrey, where cutting-edge advancements and opportunities abound.

FOR SALE AND LEASE



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