

**AVISON
YOUNG**

For Lease

**10070 King George Boulevard
Surrey, BC**



Opportunity to lease in the heart of central Surrey with direct exposure along King George Boulevard.

Nicolas Bilodeau, Senior Vice President
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10070 King George Boulevard

Surrey, BC

Property details

BUILDING SIZE

20,000 sf (approximately)

**BUILDING OPERATING COSTS/TAXES
(2026 ESTIMATE)**

\$20.78 psf/annum

LEASE RATE

Contact listing agents

PARKING

\$55 + taxes / surface random stall
\$70 + taxes / reserved underground stall

Location

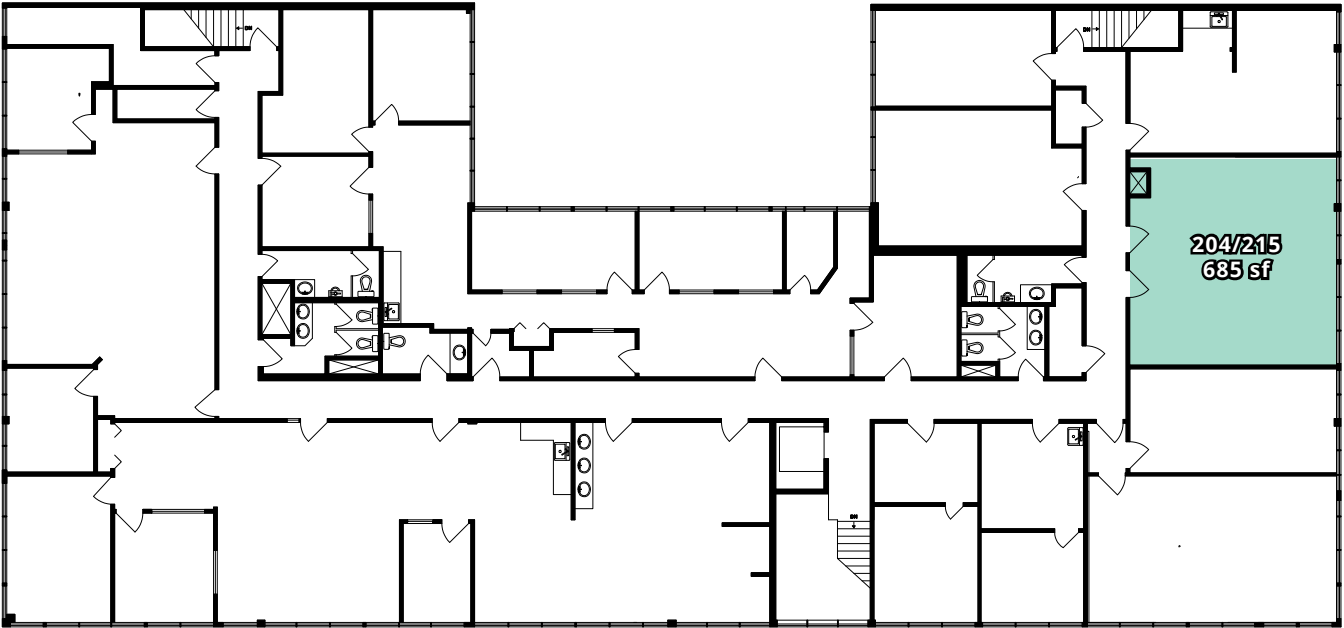
Town Square is located mid-block between 100th Avenue and 102nd Avenue on the east side of King George Boulevard in central Surrey. Central City Shopping Centre, the second largest mall in Surrey, is directly across the street offering over 140 shops, restaurants, and services. Additionally, Surrey Memorial Hospital is located just a short three-minute drive away at 96th Avenue and King George Boulevard.

Amenities

-  Proximity to Surrey Central Skytrain Station providing easy access to other municipalities across Metro Vancouver
-  Five-minute walk to Holland Park
-  Numerous restaurants, banks, coffee shops, and shopping retailers nearby
-  Convenient access to the proposed South Fraser LRT line

Floorplan

10070 KING GEORGE BOULEVARD



Suite #	Total (sf)	Availability	Description
204/215	685 sf	On notice	Office unit





DRIVE TIMES

DOWNTOWN VANCOUVER

Approximately 40 minutes

VANCOUVER INTERNATIONAL AIRPORT

Around 30 minutes via Highway 99

LANGLEY, BC

Typically 30-40 minutes, depending on traffic, via BC-1A

Subject Property

AMENITIES

- 1 Central City
- 2 Save-On-Foods
- 3 Rexall
- 4 Simon Fraser University - Surrey Campus
- 5 Surrey Memorial Hospital



90

Walk Score
"Walker's Paradise"



91

Transit Score
"Rider's Paradise"



83

Bike Score
"Very Bikable"

Please contact us for more information

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