



201- 10767 WHALLEY BLVD

SURREY, BC V3T 0X3, CANADA

\$42.00

BASIC RENT/YR

\$25.00

ADD'L RENT/SF/YR

495 SF

TOTAL SF

Now

AVAILABLE

PROPERTY HIGHLIGHTS

- Brand new 495 SF office space available for lease in Surrey City Centre
- Located in the prestigious Flamingo Block development
- Modern, professional workspace ready for immediate occupancy
- Ideal for medical, consulting, professional services, and office users
- Situated in a rapidly growing business district
- Excellent access to transit, amenities, and major transportation routes
- Opportunity to establish your business in one of Surrey's newest commercial developments

OVERVIEW

Brand new 495 SF office space available for lease in Surrey City Centre. Located in the prestigious Flamingo Block development, this modern office offers a professional setting ideal for medical, consulting, and business users. Enjoy excellent access to transit, amenities, and major transportation routes in one of Surrey's fastest-growing commercial districts. A great opportunity to establish your business in a premier new development.



JEFF COPLAND

PERSONAL REAL ESTATE CORPORATION
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RE/MAX
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PROPERTY DETAILS & SPECIFICATIONS

10767 WHALLEY BLVD, SURREY, BC V3T 0X3, CANADA

REMAX
ELEVATE



BUILDING SPECIFICATIONS

TOTAL SPACE:	495 SF
YEAR BUILT:	BRAND NEW
MLS@ :	C8080136
BUILDING:	FLAMINGO BLOCK DEVELOPMENT

FINANCIAL SUMMARY

BASE RENT (ANNUAL)	\$42.00 PSF
BASE RENT (MONTHLY)	\$1,732.50
ADDITIONAL RENT (SF)	\$25.00
ADD'L RENT (MONTHLY)	\$1,031.25
LEASE TYPE	NET LEASE
AVAILABILITY	1 MONTH BASE
COMMISSION	RENT

ZONING & PERMITTED USES

USE CLASS	PROFESSIONAL OFFICE USE
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IDEAL TENANT USES

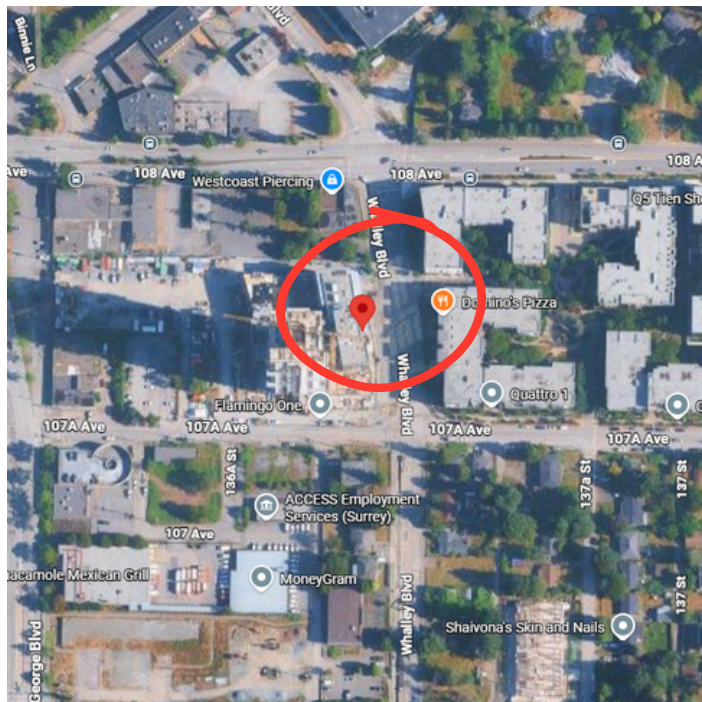
- PROFESSIONAL SERVICE FIRMS
- MEDICAL AND HEALTH PRACTITIONERS
- CONSULTING BUSINESSES
- ACCOUNTING, LEGAL, AND FINANCIAL SERVICES
- REAL ESTATE AND BROKERAGE OFFICES
- TECHNOLOGY COMPANIES AND STARTUPS
- ADMINISTRATIVE AND CORPORATE OFFICES
- HEALTH, WELLNESS, AND SPECIALIZED SERVICE PROVIDERS

LOCATION, SITE & AREA OVERVIEW

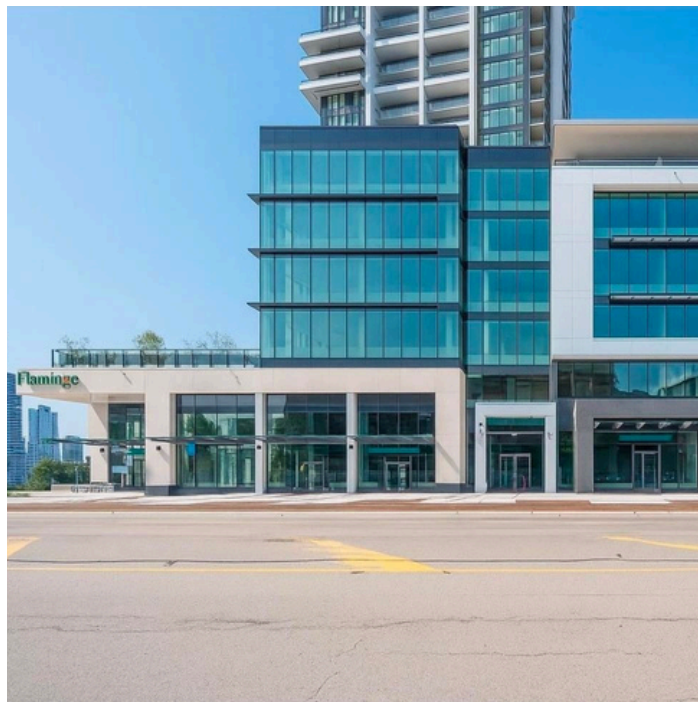
10767 WHALLEY BLVD, SURREY, BC V3T 0X3, CANADA



PROPERTY MAP



UNIT LAYOUT / FLOOR PLAN



LOCATION HIGHLIGHTS



ACCESSIBILITY & EXPOSURE

- PRIME SURREY CITY CENTRE LOCATION WITH EASY ACCESS TO TRANSIT AND MAJOR ROAD NETWORKS
- LOCATED IN THE FLAMINGO BLOCK DEVELOPMENT WITH STRONG VISIBILITY IN A GROWING BUSINESS DISTRICT



BUSINESS SUITABILITY

- IDEAL FOR PROFESSIONAL, MEDICAL, CONSULTING, AND OFFICE USERS
- SUITABLE FOR BUSINESSES SEEKING A MODERN WORKSPACE IN A GROWING COMMERCIAL HUB



LOCATION & AVAILABILITY

- LOCATED AT 201 - 10767 WHALLEY BOULEVARD, SURREY CITY CENTRE
- BRAND NEW 495 SF OFFICE SPACE AVAILABLE FOR LEASE WITH IMMEDIATE OCCUPANCY POTENTIAL

AREA OVERVIEW

LOCATED IN SURREY CITY CENTRE, ONE OF METRO VANCOUVER'S FASTEST-GROWING URBAN HUBS, THIS PROPERTY OFFERS BUSINESSES A STRATEGIC LOCATION SURROUNDED BY MODERN DEVELOPMENTS, AMENITIES, TRANSIT CONNECTIONS, AND MAJOR TRANSPORTATION ROUTES. THE AREA PROVIDES A DYNAMIC ENVIRONMENT FOR PROFESSIONALS AND COMPANIES LOOKING TO ESTABLISH A PRESENCE IN A GROWING COMMERCIAL DISTRICT.

CONTACT FOR A PRIVATE SHOWING

AVAILABLE IMMEDIATELY · FLEXIBLE LEASE TERMS · MOVE-IN READY



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JEFFCOPLANDCOMMERCIALREALTOR@GMAIL.COM

FRASERVALLEYCOMMERCIAL.CA

SCHEDULE A PRIVATE TOUR

CALL OR EMAIL JEFF
DIRECTLY TO ARRANGE A
VIEWING AT YOUR
CONVENIENCE

LEASE SUMMARY

ADDRESS	201 - 10767 WHALLEY BOULEVARD, SURREY, BC V3T 0X3
BUILDING	FLAMINGO BLOCK DEVELOPMENT
TOTAL SPACE	495 SF
BASE RENT	\$42.00/SF ANNUAL
MLS®	C8080136

778-839-4530

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CONFIDENTIALITY & PROFESSIONAL SERVICE

All inquiries handled with discretion. Jeff Copland brings deep expertise in commercial leasing throughout the Fraser Valley, White Rock, and South Surrey markets.

- Commercial Real Estate Services — Retail, Office & Industrial
- Business Sales & Acquisitions — Confidential Brokerage
- Commercial Property Management — Plazas, Office, Mixed-Use

