



Daycare Space for Lease

8,300 SF + 4,220 SF
Rooftop Play Area






10867 Scott Road | Surrey BC

CBRE

Opportunity

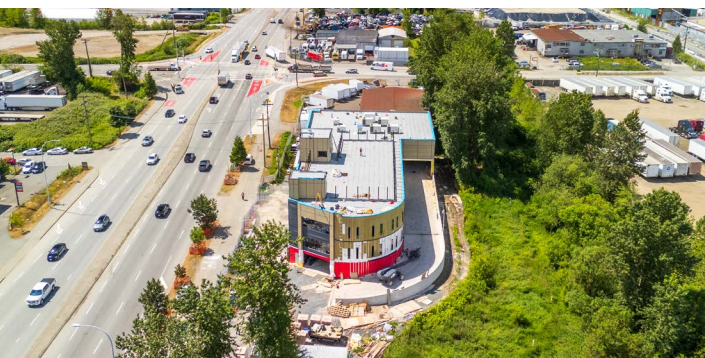
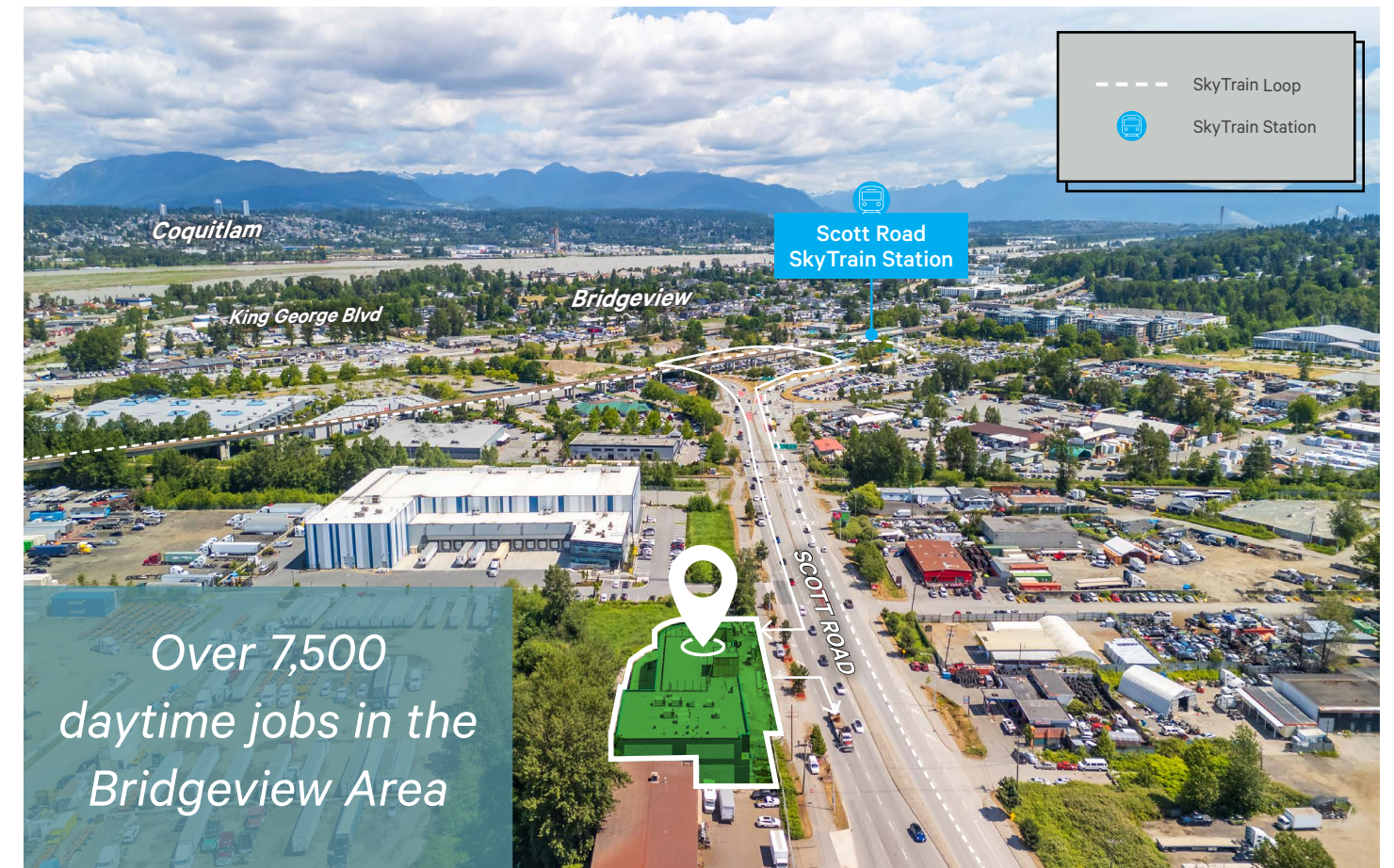
CBRE is pleased to present the opportunity to lease a purpose-built daycare space within a brand new development along Scott Road in Surrey, BC. This offering provides an ideal platform for childcare operators seeking modern, efficient space.

SPACE FEATURES

-  Brand New Building with modern design and construction
-  Two-Storey Layout allowing for efficient separation of programming and age groups
-  Dedicated Rooftop Play Area providing secure outdoor space
-  Designed for Daycare Use with flexibility for tenant-specific improvements
-  Prominent exposure along Scott Road corridor

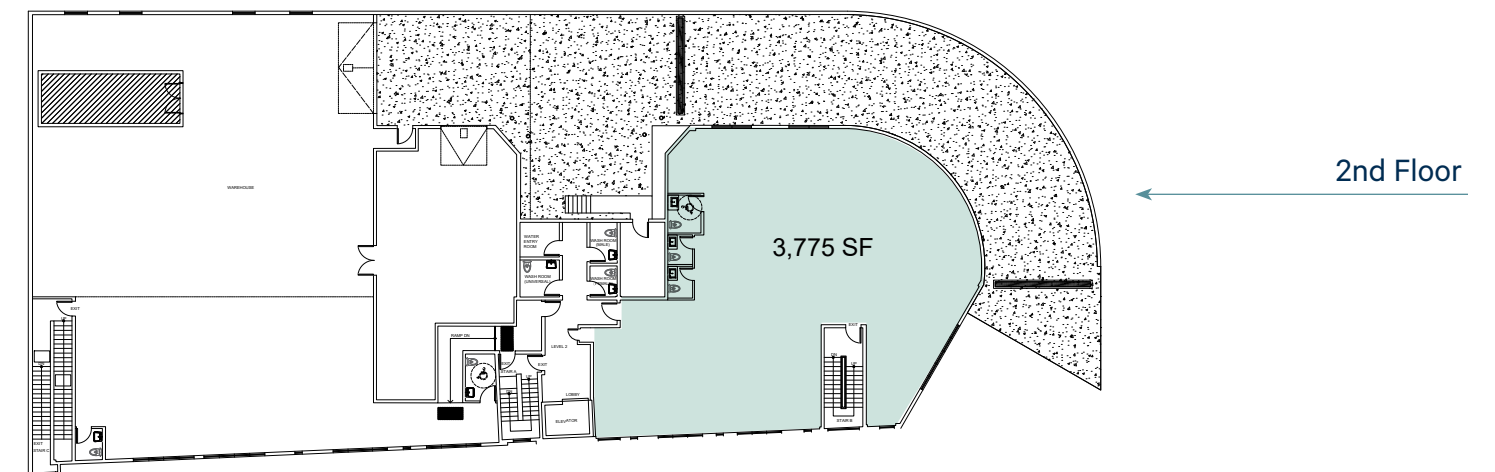
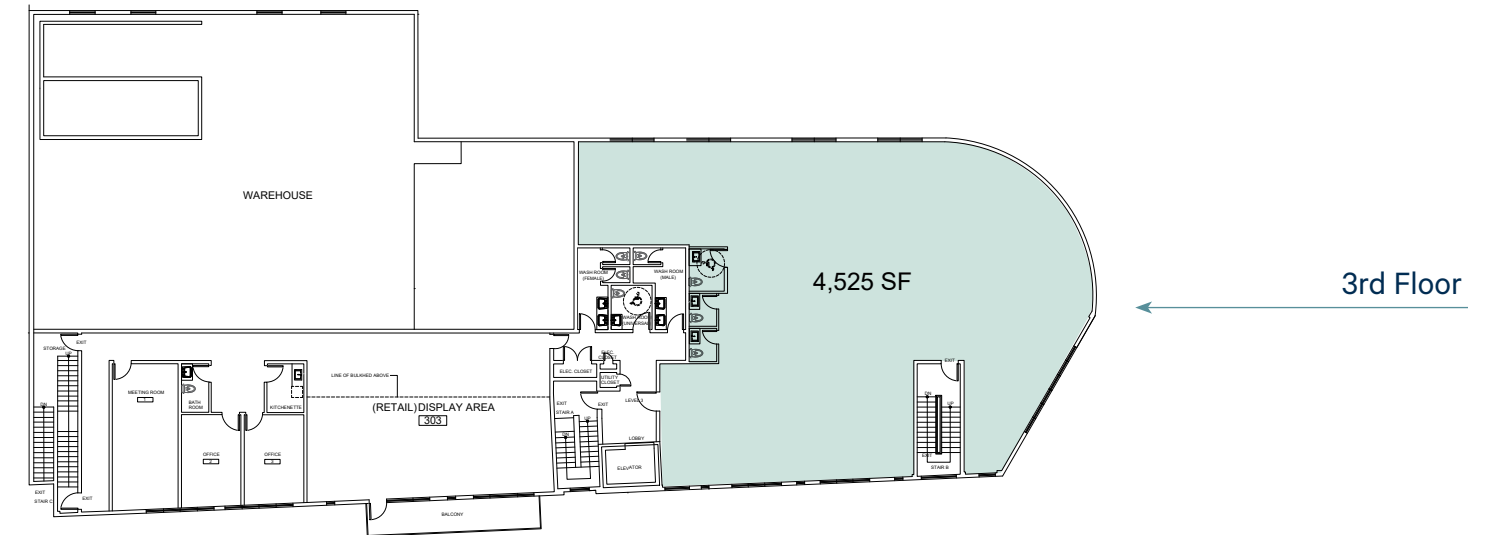
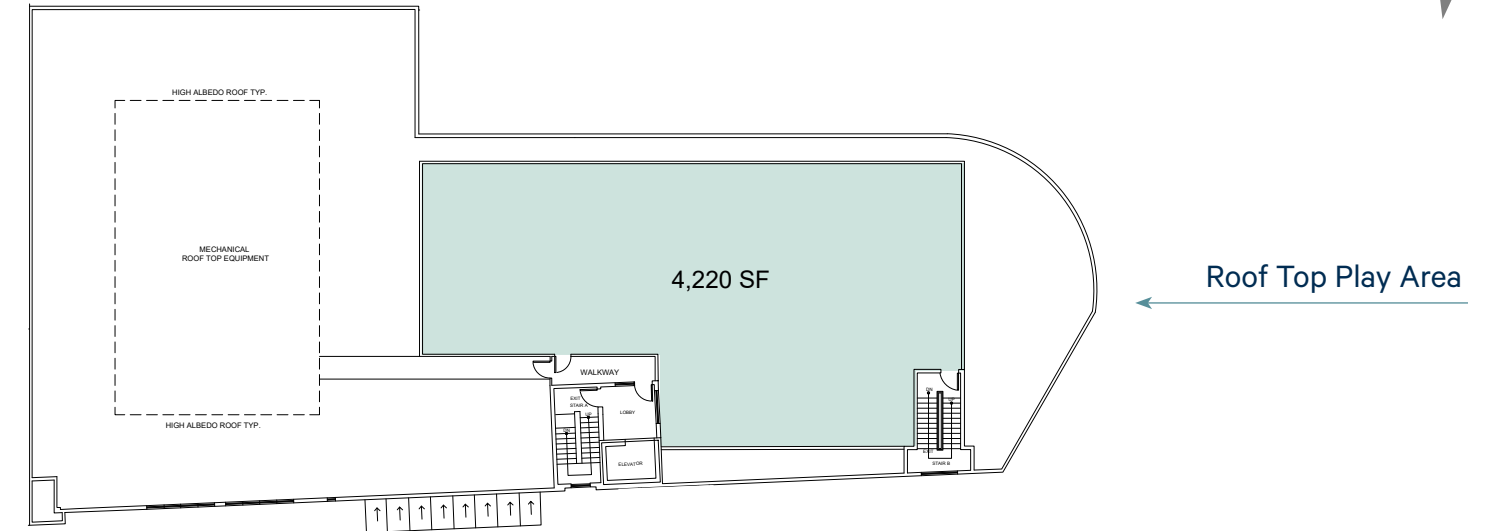
SPACE DETAILS

SIZE (SF)	
Daycare (201)	3,775 SF
Daycare (301)	4,525 SF
Rooftop (Playarea)	4,220 SF
ZONING	IB - Child Care Centre (Accessory to the Office Use)
AVAILABILITY	Q3 2026
RENTAL RATES	Contact Listing Agent
PARKING	25 Stalls at grade covered
ACCESS	Southbound - Right in/out Northbound - via SkyTrain Loop



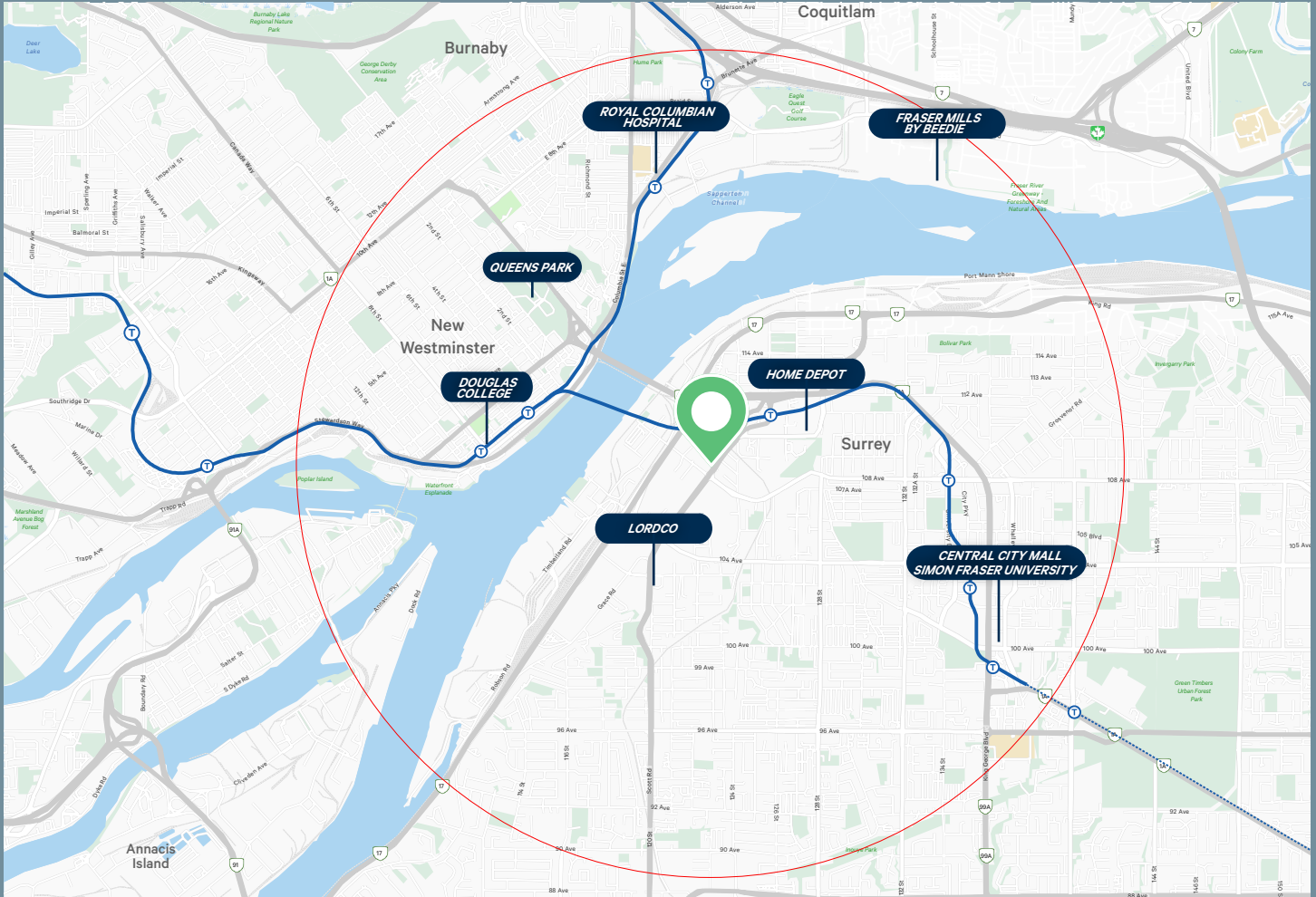


FLOOR PLAN



For Lease

10867 SCOTT ROAD | SURREY, BC



DEMOGRAPHICS

4 KM RADIUS



196,070

Population
(2025)



3,841,000

SkyTrain On-Boards
Boardings (2025)



\$116,166

Household
Income



7,946

0-4 Year
Olds



120,808

Labour
Force



20,200 SOUTHBOUND
18,400 NORTHBOUND

Traffic
Count

Contact Agent

Maureen Mounzer

PERSONAL REAL ESTATE CORPORATION
VICE PRESIDENT

(604) 669 1466 | maureen.mounzer@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE

CBRE Limited
1021 West Hastings Street #2500 | Vancouver, BC

www.cbre.ca