

**AVISON  
YOUNG**

**For Sale**

**Suite 501 - 9639 137A Street  
Surrey, BC**



Well-improved strata office space  
available in one of Metro Vancouver's  
fastest-growing business districts

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*\*Robin Buntain Personal Real Estate Corporation*

**Nicolas Bilodeau**, Senior Vice President  
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PROPERTY DETAILS

**SIZE**  
1,650 sf

**PID**  
030-423-988

**LEGAL ADDRESS**  
LOT 46 SECTION 35 RANGE 2W PLAN EPS4751 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

**PROPERTY TAXES**  
\$15,987.31(2025)

**PARKING STALLS**  
Three stalls included in the price

**STRATA FEES**  
\$721.88 (estimate)

**ASKING PRICE**  
\$1,980,000

**AVAILABLE**  
60 days' notice





**ZONING**  
CD Comprehensive Development Zone

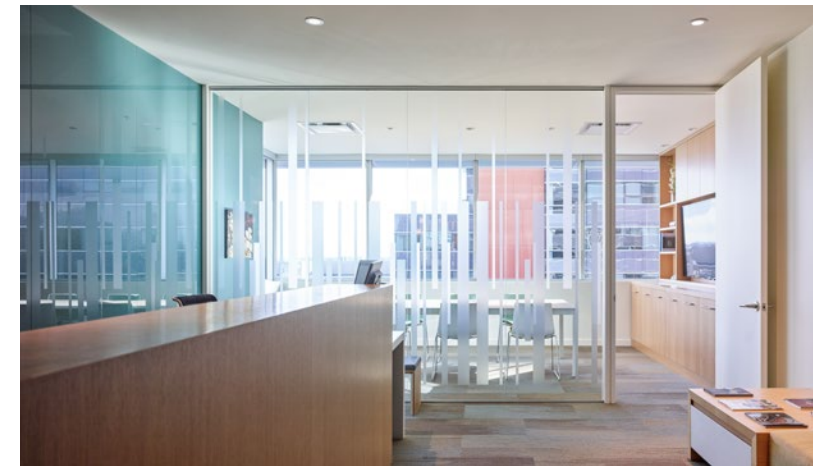
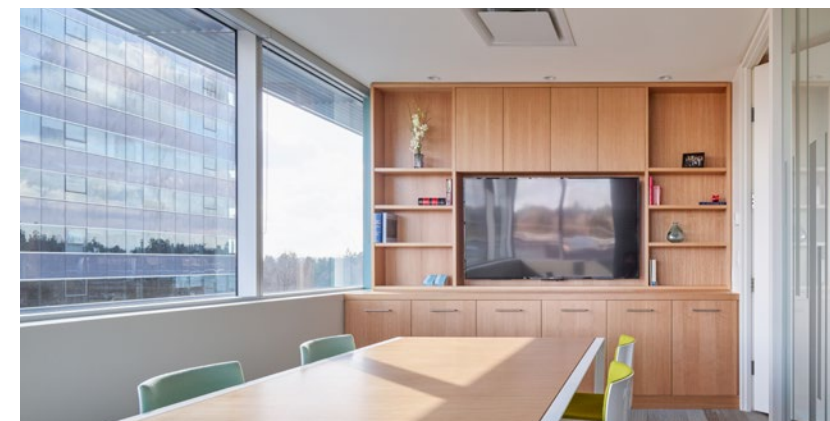
**YEAR BUILT**  
2018 (12-storey concrete & steel construction)

LOCATION







Surrey City Centre is a dynamic and rapidly evolving urban core at the heart of one of Canada's fastest-growing cities. Near the King George SkyTrain Station, the area offers direct and efficient transit connectivity to Downtown Vancouver and key destinations throughout Metro Vancouver. The district is supported by a strong mix of major office and institutional tenants, including government, post-secondary education, and healthcare users, with Surrey Memorial Hospital two blocks away. A wide range of nearby amenities including restaurants, services, hotels, and retail further enhances the area's appeal, creating a stable, highly active, and well-supported business environment.

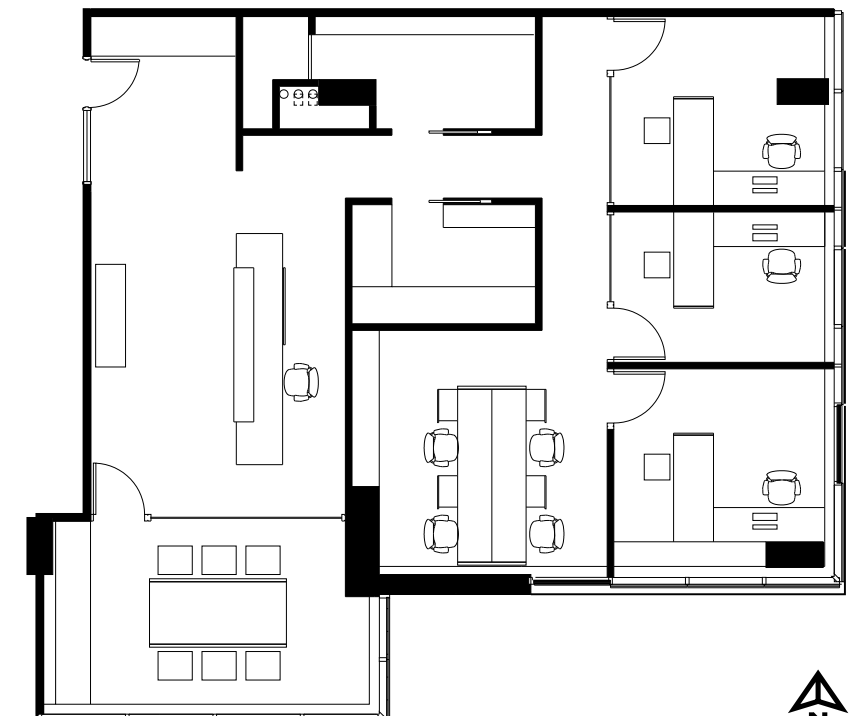
BUILDING HIGHLIGHTS

-  **Prime Location in Surrey City Centre** – Situated in a rapidly growing urban hub with strong demand and future growth potential.
-  **Excellent Transit Access** – Proximity to SkyTrain, offering seamless connectivity across Metro Vancouver.
-  **Great Building Amenities** – Includes fitness facility, shared meeting rooms and end-of-trip facilities.
-  **Ideal for Owner-Users or Investors** – A rare opportunity to own in a high-demand, transit-oriented community.




SUITE HIGHLIGHTS

-  Improved to a high standard
-  Furniture available, if required
-  Efficient layout with a balanced mix of open-plan workspace, collaboration areas, and private offices
-  Kitchen facilities
-  Welcoming and professional reception area
-  Abundant natural light





 **DRIVE TIMES**

**DOWNTOWN VANCOUVER**  
37 minutes

**VANCOUVER INTERNATIONAL AIRPORT**  
30 minutes via Highway 99

**LANGLEY, BC**  
27 minutes via BC-1A

 **79** Walk Score  
"Very Walkable"

 **80** Transit Score  
"Excellent Transit"

 **71** Bike Score  
"Very Bikable"

**Contact for more information**

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