

FOR LEASE

PROFESSIONAL OFFICE



JUST LISTED

201 - 2430 KING GEORGE BLVD

SURREY, BC V4P 1H5

\$21.00

BASE RENT/SF/YR

\$8.61

ADD'L RENT/SF/YR

1,604 SF

TOTAL SF

Now

AVAILABLE

PROPERTY HIGHLIGHTS

- 1,604 SF second-floor commercial space
- Located in the highly sought-after South Surrey commercial market
- CHI (Highway Commercial Industrial) zoning allows for a variety of business uses
- Prominent frontage along King George Boulevard
- Excellent signage and business exposure opportunities
- Ample on-site parking for staff and visitors

OVERVIEW

Prime 1,604 SF second-floor commercial unit available in one of South Surrey's most sought-after business corridors. Located on King George Boulevard, this versatile CHI-zoned space is currently improved as professional office space and is suitable for a variety of office, retail, and service commercial uses. The property offers excellent exposure, signage opportunities, easy access, ample on-site parking, and proximity to major retail amenities, making it an ideal location for businesses seeking a strong presence in a thriving commercial market.



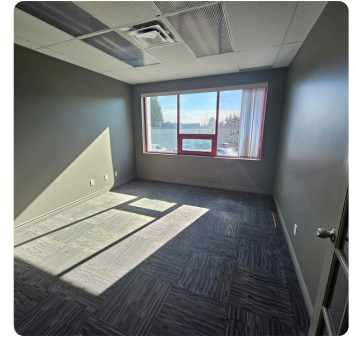
JEFF COPLAND

PERSONAL REAL ESTATE CORPORATION
778-839-4530 · FRASERVALLEYCOMMERCIAL.CA



PROPERTY DETAILS & SPECIFICATIONS

2430 KING GEORGE BLVD, SURREY, BC V4P 1H5



BUILDING SPECIFICATIONS

| | |
|---------------------|-----------------|
| TOTAL SPACE: | 1,604 SF |
| OFFICE / MEZZANINE: | 1,604 SF |
| YEAR BUILT: | 1999 |
| MLS@ : | C8079731 |
| BUILDING: | OFFICE BUILDING |

FINANCIAL SUMMARY

| | |
|---------------------------|-------------------|
| BASE RENT (ANNUAL) | \$33,684.00 SF |
| BASE RENT (MONTHLY) | \$2,807.50 SF |
| ADDITIONAL RENT (CAM/TAX) | \$8.61 PSF |
| ADD'L RENT (MONTHLY) | \$1,150.87 |
| LEASE TYPE | NET LEASE |
| AVAILABILITY | IMMEDIATE |
| COMMISSION | 1 MONTH BASE RENT |

ZONING & PERMITTED USES

| | |
|-----------|----------------|
| ZONING | CHI |
| USE CLASS | OFFICE, RETAIL |

IDEAL TENANT USES

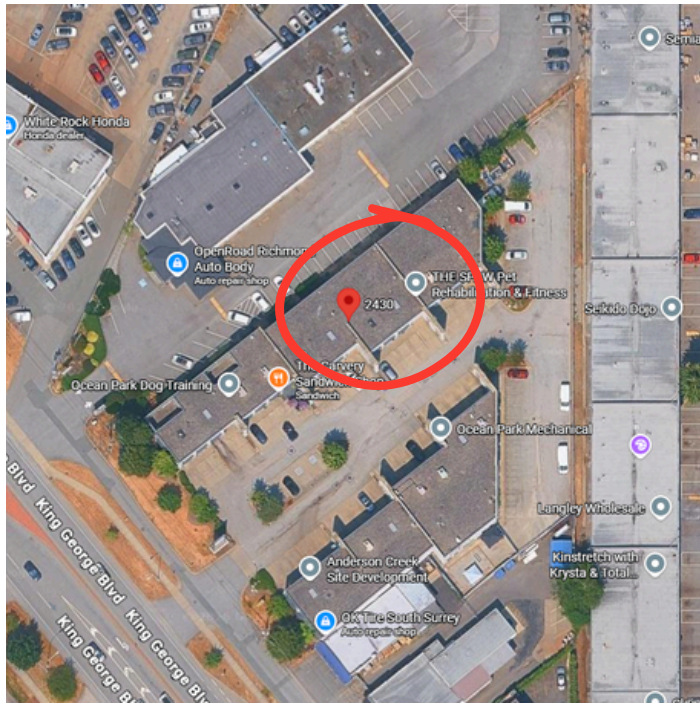
- PROFESSIONAL OFFICE
- MEDICAL OFFICE
- ACCOUNTING FIRM
- RETAIL SHOWROOM
- FINANCIAL SERVICES
- ADMINISTRATIVE OFFICES
- SERVICE COMMERCIAL BUSINESSES
- CONSULTING FIRM

LOCATION, SITE & AREA OVERVIEW

2430 KING GEORGE BLVD, SURREY, BC V4P 1H5



■ PROPERTY MAP



■ UNIT LAYOUT / FLOOR PLAN



■ LOCATION HIGHLIGHTS



ACCESSIBILITY & EXPOSURE

- PROMINENT GROUND-FLOOR EXPOSURE WITHIN THE BUSINESS CENTRE
- EASY CLIENT AND STAFF ACCESS WITH NO ELEVATOR DEPENDENCY



BUSINESS SUITABILITY

- STRONG SUITABILITY FOR RECEPTION-DRIVEN OR CUSTOMER-FACING BUSINESSES
- FLEXIBLE LAYOUT POTENTIAL FOR OFFICES, MEETING ROOMS, AND COLLABORATIVE AREAS



LOCATION & AVAILABILITY

- POSITIONED IN A WELL-ESTABLISHED COMMERCIAL CORRIDOR IN SOUTH SURREY
- AVAILABLE FOR IMMEDIATE OCCUPANCY, SUPPORTING QUICK BUSINESS SETUP

AREA OVERVIEW — SOUTH SURREY / KING GEORGE CORRIDOR

SURREY — PRIME SOUTH SURREY COMMERCIAL SPACE LOCATED IN ONE OF THE AREA'S MOST SOUGHT-AFTER BUSINESS CORRIDORS ALONG KING GEORGE BOULEVARD. THIS CHI (HIGHWAY COMMERCIAL INDUSTRIAL) ZONED PROPERTY OFFERS A VERSATILE SETUP CURRENTLY IMPROVED AS PROFESSIONAL OFFICE SPACE, SUITABLE FOR A WIDE RANGE OF OFFICE, RETAIL, SERVICE COMMERCIAL, AND BUSINESS USES. THE LOCATION PROVIDES EXCELLENT EXPOSURE, STRONG SIGNAGE OPPORTUNITIES, EASY ACCESS, AND AMPLE ON-SITE PARKING, ALL WITHIN A HIGH-DEMAND CORRIDOR SURROUNDED BY ESTABLISHED BUSINESSES, RESIDENTIAL NEIGHBORHOODS, AND MAJOR RETAIL AMENITIES, MAKING IT AN IDEAL OPTION FOR OWNER-USERS OR GROWING BUSINESSES SEEKING A PREMIUM SOUTH SURREY LOCATION.

CONTACT FOR A PRIVATE SHOWING

AVAILABLE IMMEDIATELY · FLEXIBLE LEASE TERMS · MOVE-IN READY



JEFF COPLAND

PERSONAL REAL ESTATE CORPORATION
RE/MAX COMMERCIAL · RE/MAX ELEVATE REALTY

778-839-4530

JEFFCOPLANDCOMMERCIALREALTOR@GMAIL.COM

FRASERVALLEYCOMMERCIAL.CA

SCHEDULE A PRIVATE TOUR

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

LEASE SUMMARY

| | |
|-----------------|---|
| ADDRESS | UNIT 201 – 2430 KING GEORGE BLVD, SURREY, BC V4P 1H5 |
| BUILDING | OFFICE BUILDING |
| TOTAL SPACE | 1,604 SF |
| ZONING | CHI (HIGHWAY COMMERCIAL INDUSTRIAL) |
| BASE RENT | \$21.00/SF/YR (\$2,807.50/MO) |
| ADDITIONAL RENT | \$8.61/SF/YR (\$1,150.87/MO) |
| MLS® | C8079730 |

778-839-4530

FRASERVALLEYCOMMERCIAL.CA

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

