



Each office independently owned and operated

RANDAL KUNG - RE/MAX COMMERCIAL

290-3631 No. 3 Road

remaxcrest.ca

Richmond, BC V6X 2B9

FOR LEASE

AAA NEW OFFICE SPACE | FREE RENT + TI ALLOWANCE

THE GRAND ON KING GEORGE

10745 KING GEORGE BOULEVARD | SURREY, BC V3T 0V5



PRESENTED BY:

RANDAL KUNG

Commercial Real Estate Investment

Advisor

+1(604)245.1278

THE GRAND ON KING GEORGE

10745 KING GEORGE BOULEVARD | SURREY, BC V3T 0V5



BUILDING FEATURES

PROPERTY DESCRIPTION

Brand-new AAA-class commercial office space available at The Grand on King George, located in the heart of Surrey City Centre. This modern office podium offers move-in-ready strata office units with sizes ranging from 725 SF to 11,012 SF, allowing flexibility for professional, medical, and institutional users.

The building features 11' ceiling heights, expansive energy-efficient glazing for excellent natural light, and individual horizontal heat pump systems providing heating and cooling. The commercial component spans four floors with approximately 54,038 SF of total office space, supported by 120 shared parking stalls.

Situated steps from Gateway and Surrey Central SkyTrain Stations, and minutes from King George Boulevard and Fraser Highway, the property offers exceptional transit accessibility and regional connectivity. Surrounded by medical facilities, post-secondary institutions, retail, and high-density residential development, this location is ideal for businesses seeking long-term growth in Surrey's fastest-growing urban core.

360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,372 SF
Building Size:	54,038 SF

MEDICAL OFFICE LEASE HIGHLIGHTS

- Free rent and tenant improvement allowance available to support medical build-outs
- 11' ceiling heights are ideal for medical, imaging, and specialty clinic design
- Individual heat pump HVAC systems for patient comfort and operational control
- Concrete construction with extensive glazing for natural light and acoustic performance
- 120 shared parking stalls supporting patient and staff needs
- Located near Surrey Memorial Hospital and major post-secondary institutions



RANDAL KUNG - RE/MAX COMMERCIAL
Each office independently owned and operated

RANDAL KUNG
Commercial Real Estate Investment Advisor
+(604)245.1278
randal@tangandkung.com

290-3631 No. 3 Road
Richmond, BC V6X 2B9

REMAXCREST.CA

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

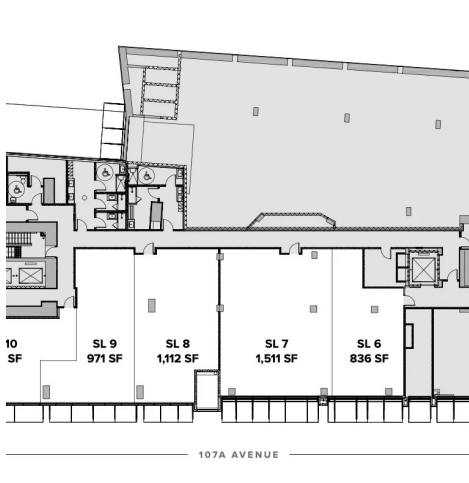
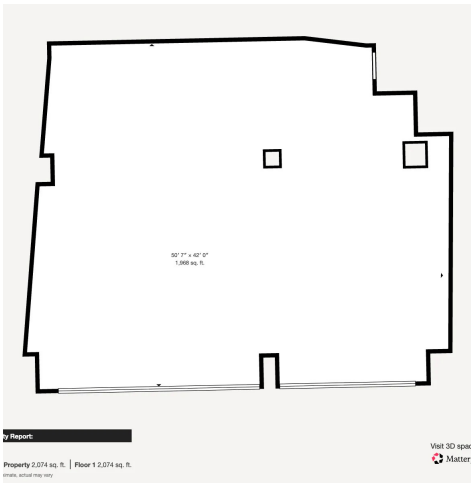
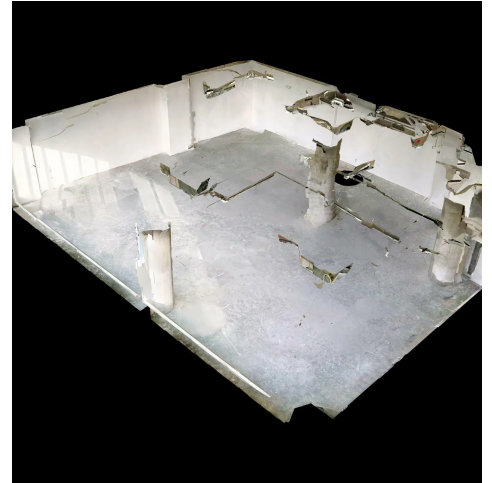
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

THE GRAND ON KING GEORGE

10745 KING GEORGE BOULEVARD | SURREY, BC V3T 0V5



RANDAL KUNG - RE/MAX COMMERCIAL
Each office independently owned and operated

290-3631 No. 3 Road
Richmond, BC V6X 2B9

REMAXCREST.CA

RANDAL KUNG
Commercial Real Estate Investment Advisor
+(604)245.1278
randal@tangandkung.com

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

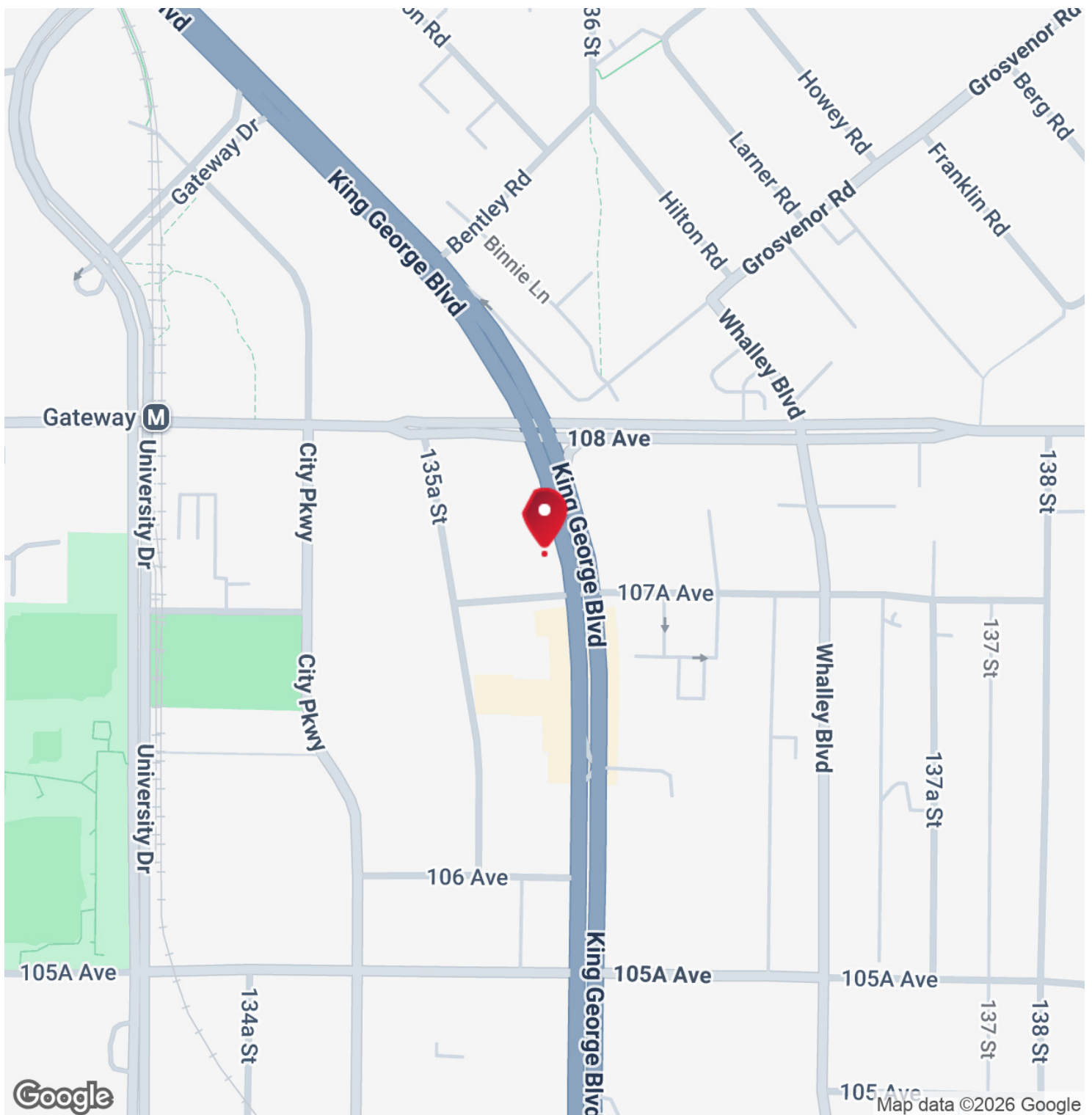
FOR LEASE

OFFICE BUILDING

LOCATION MAP

THE GRAND ON KING GEORGE

10745 KING GEORGE BOULEVARD | SURREY, BC V3T 0V5



RANDAL KUNG - RE/MAX COMMERCIAL
Each office independently owned and operated

RANDAL KUNG
Commercial Real Estate Investment Advisor
+(604)245.1278
randal@tangandkung.com

290-3631 No. 3 Road
Richmond, BC V6X 2B9

REMAXCREST.CA

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated