



We are pleased to offer 2,700 sq. ft. of prime professional office space for lease within the Payal Business Centre in Surrey. This turnkey unit features 10 private, move-in-ready offices, providing an ideal, efficient layout for law firms, accounting practices, and other service-oriented businesses seeking immediate occupancy. Situated in the heart of the high-traffic Newton corridor, your business will benefit from excellent visibility and the inherent professional synergy of one of Surrey's most dynamic commercial hubs. As the region continues to experience robust economic growth and sustained demand for high-quality professional space, this unit offers a strategic opportunity to establish a prominent and accessible presence in a thriving, client-focused marketplace.

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## Property Details

Space 2700 sqft

## Zoning

CD Zoning

## Price Guidance

Additional Rent: \$12.00 PSF

Price: Contact Listing Agent

## Property Address

Unit-359 8158 128 Street  
Surrey

## Opportunity

### Prime Office Lease Opportunity – Surrey, BC

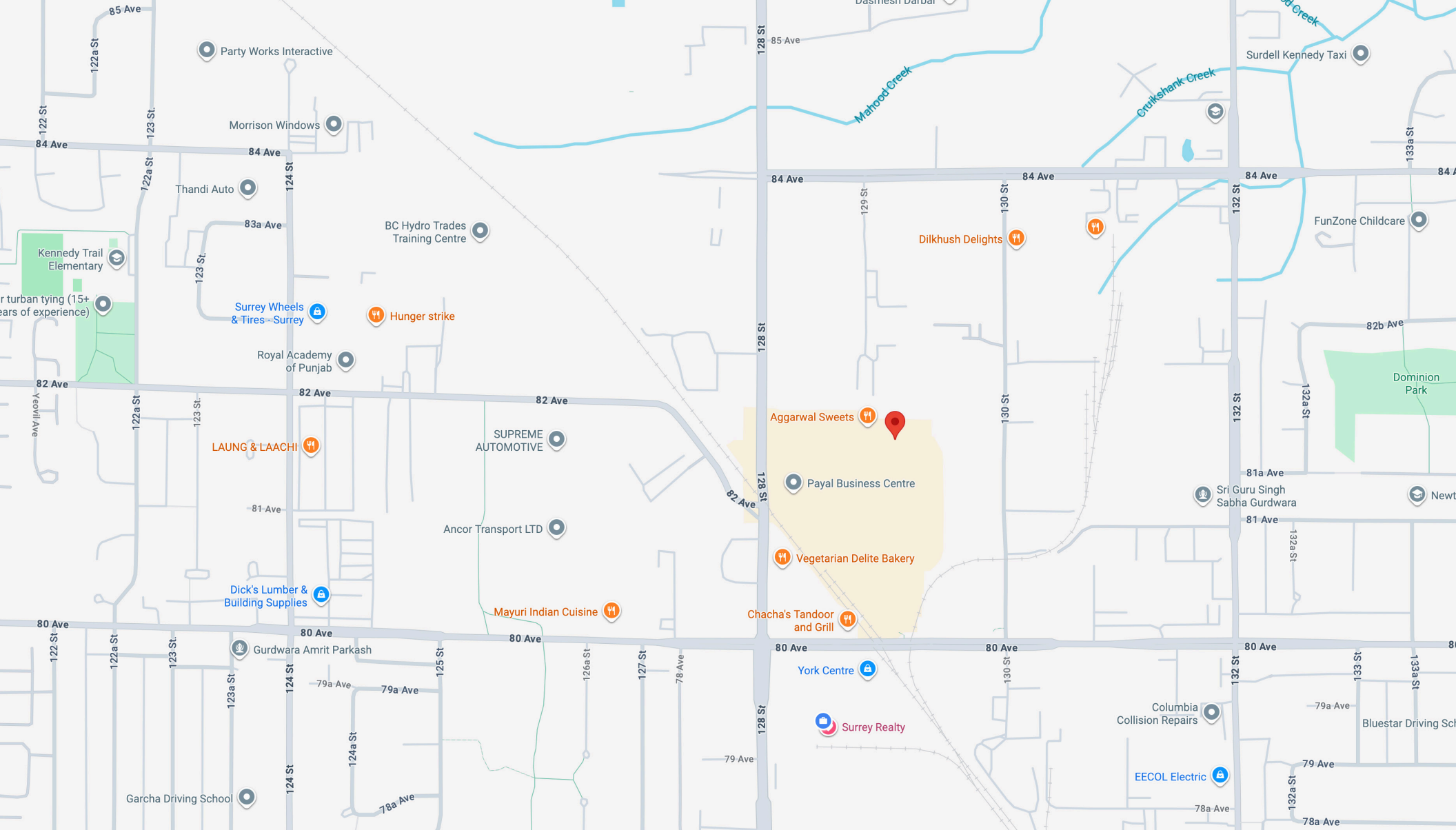
Property Type: Strata Office  
Building Size: Approx. 2,700 SF

Position your business in the heart of Surrey’s most dynamic commercial ecosystem. We are pleased to present a premium 2,700 sq. ft. strata office unit at the Payal Business Centre—a location engineered to drive operational growth and professional prestige. This asset combines superior accessibility with a mature commercial environment, offering the flexibility to serve as both a flagship business headquarters and a stable, income-generating investment.

### Operational Highlights:

- **Strategic Footprint:** Efficient 2,700 sq. ft. layout providing high operational utility, minimal wasted space, and ease of customization to suit specific business workflows.
- **Proven Location:** Benefit from immediate visibility and the long-standing brand association of the Payal Business Centre, Surrey’s most recognized high-traffic commercial plaza.
- **Sustainable Demand:** Strategically positioned within a high-density, affluent residential catchment area that supports consistent client traffic and long-term asset appreciation.
- **Flexible Zoning:** Welcomes a wide range of uses, from professional administrative offices to high-demand commercial and service-oriented businesses.
- **Superior Connectivity:** Enjoy effortless access to major regional arterial routes and public transit hubs, ensuring seamless connectivity for clients, staff, and logistics across the Lower Mainland.
- **Professional Ecosystem:** Benefit from a mature, thriving business environment surrounded by synergistic commercial, retail, and service providers that drive daily pedestrian activity.





Contact for more information:  
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