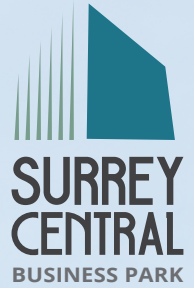


AVISON  
YOUNG



# For Lease

## Surrey Central Business Park










7445, 7455, 7565 & 7595 132 Street and 7485 130 Street, Surrey, BC

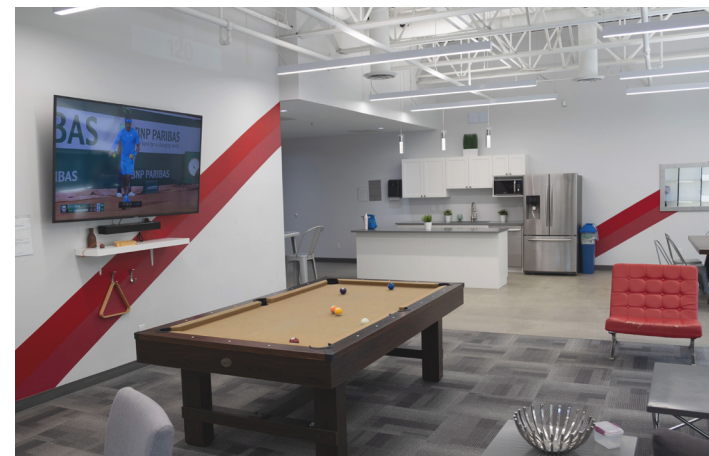
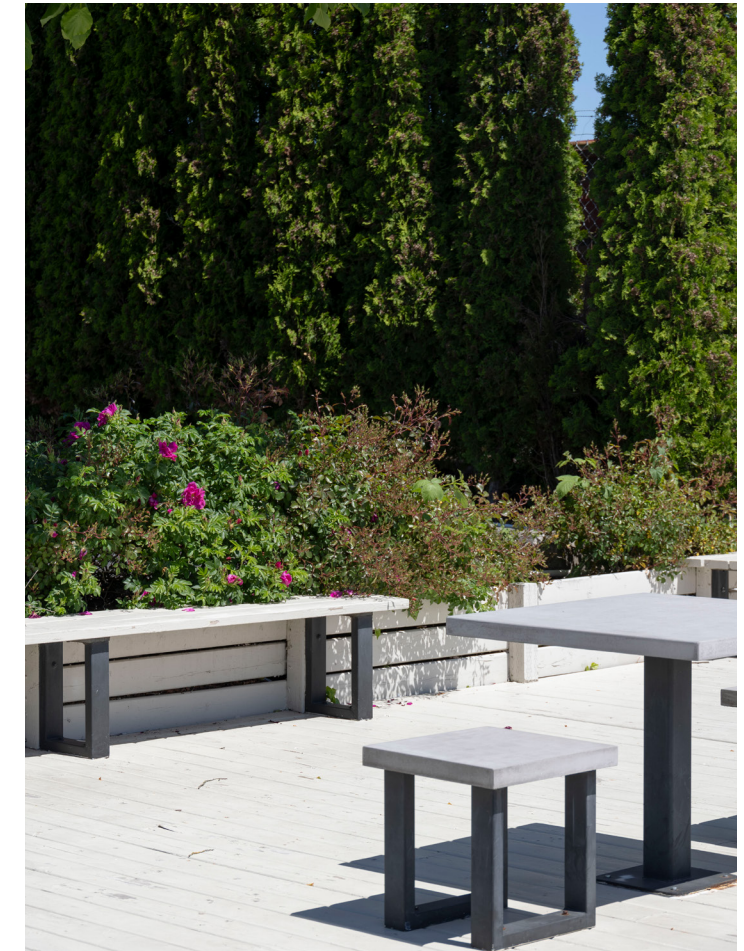


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*\*Josh Sookero Personal Real Estate Corporation*

**Nicolas Bilodeau**, Senior Vice President  
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## Features

-  Tenant lounge
-  Outdoor seating areas
-  Common meeting rooms
-  Bus stop directly adjacent to Park
-  Large fitness facility with change rooms
-  On-site restaurant
-  On-site management & security
-  Daycare
-  Ample parking



## Parking rates

Parking at no charge for 1.5 stalls per 1,000 sf leased with stalls above ratio charged at:

- Random surface - \$85
- Reserved surface - \$155
- Reserved gated (B5) - \$190
- Unreserved gated (B5) - \$175

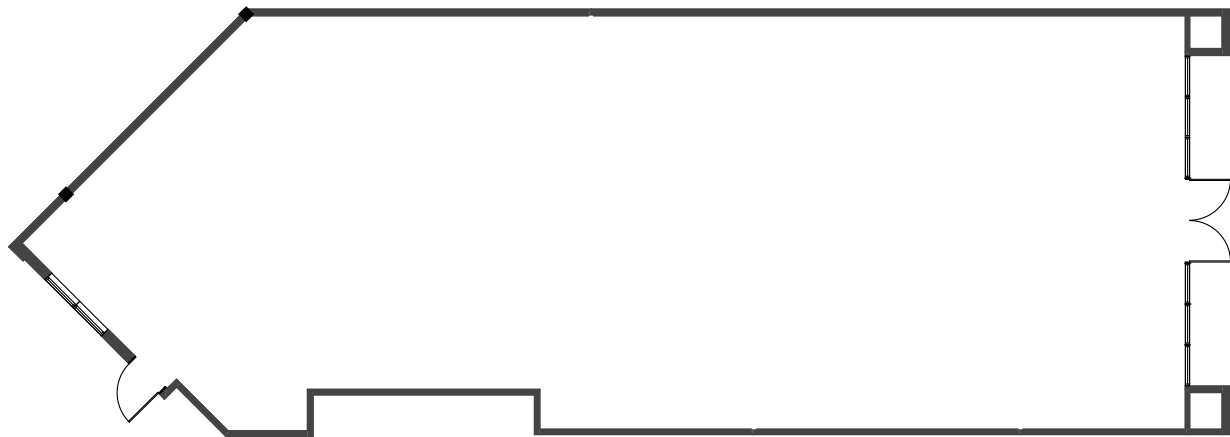
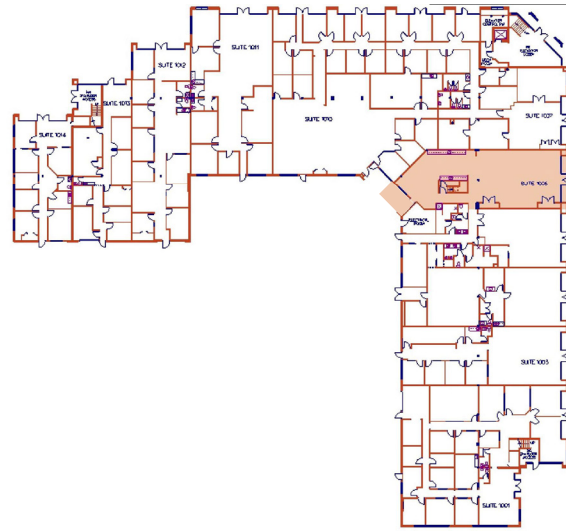


BUILDING 1

7445

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
1006	3,036 sf	Immediately	\$14.39 psf	Warm shell space with high ceilings

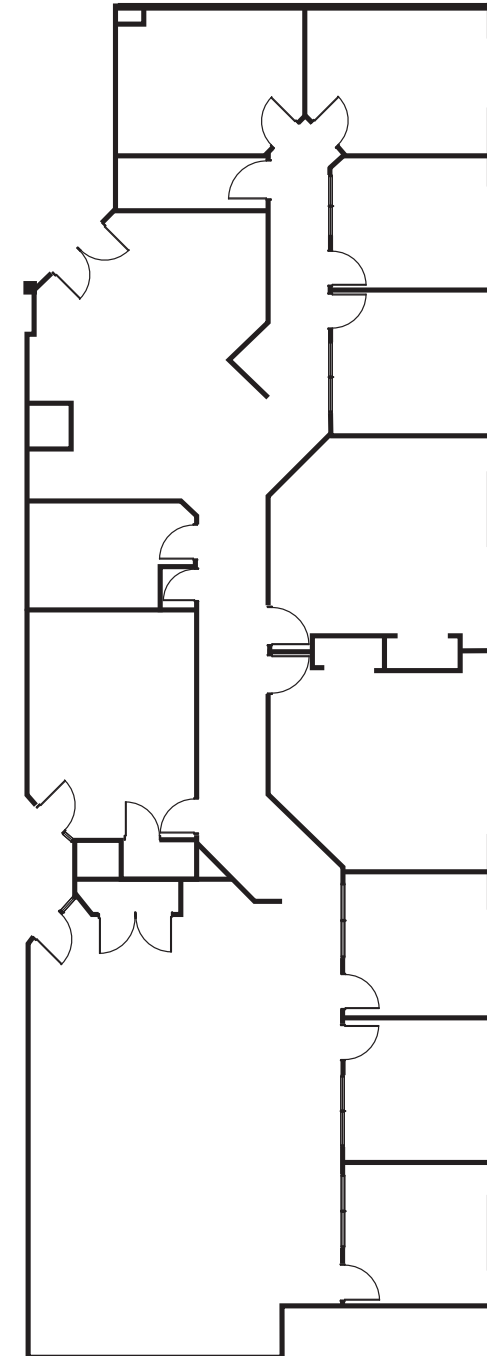
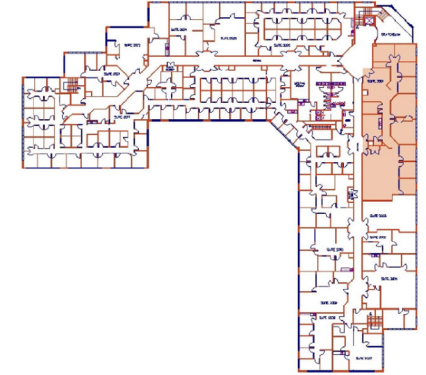


BUILDING 1

7445

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2001	4,715 sf	July 1, 2026	\$17.72 psf	

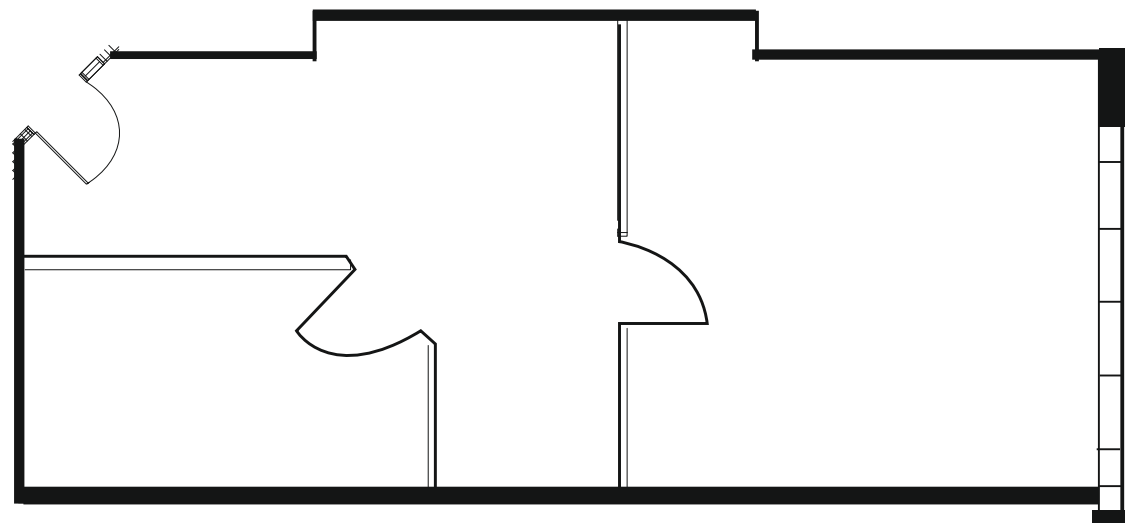


BUILDING 1

7445

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2004	728 sf	Immediately	\$17.72 psf	2 office and open areas

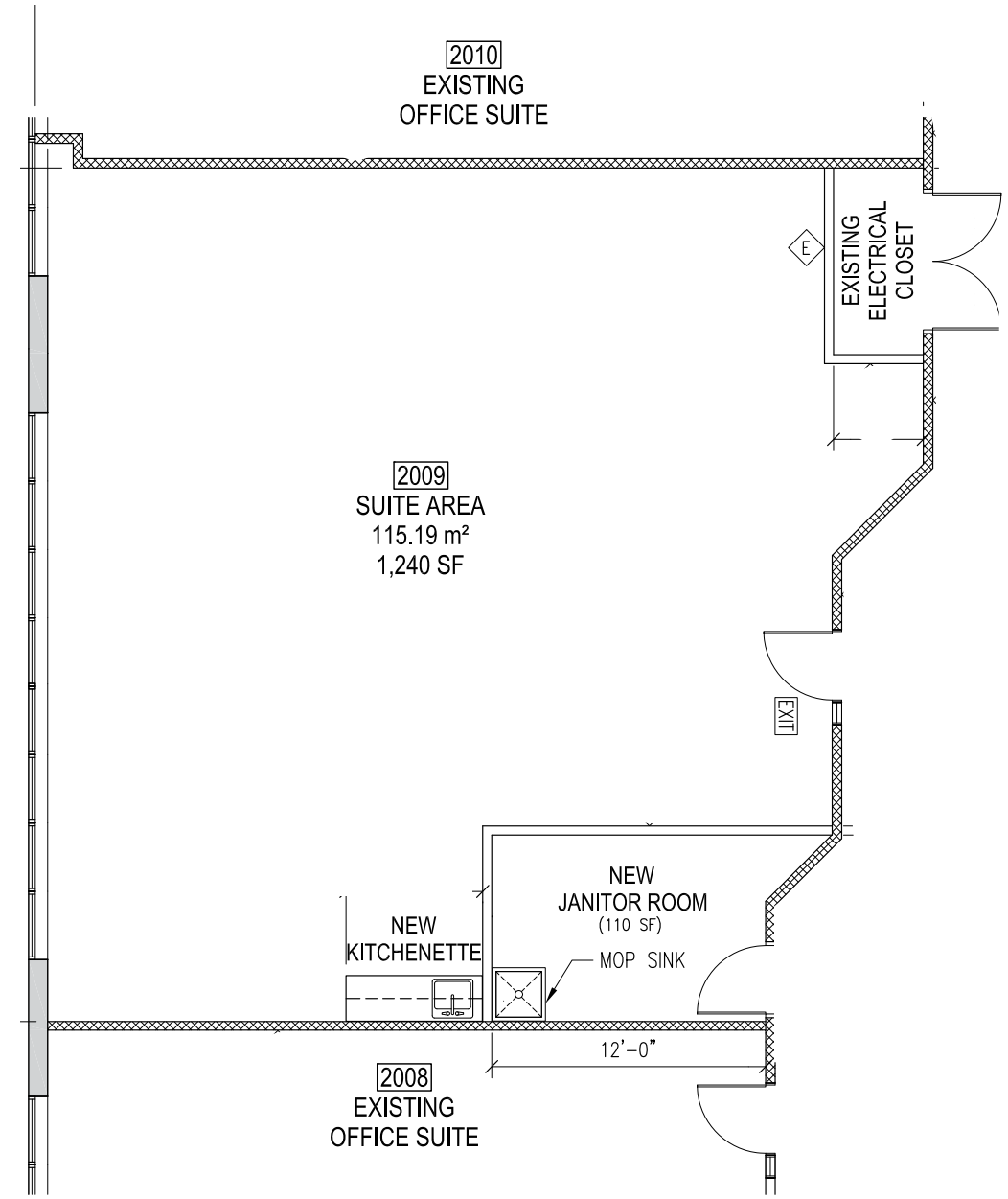


BUILDING 1

7445

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2009	1,438 sf	On notice	\$17.72 psf	Open area with kitchenette

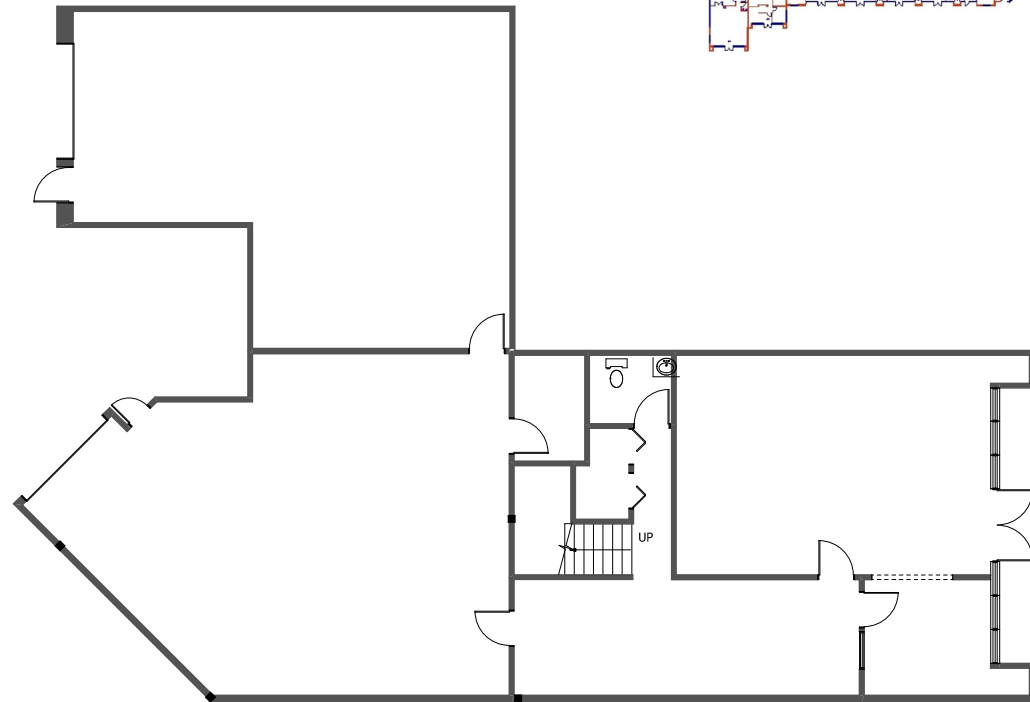
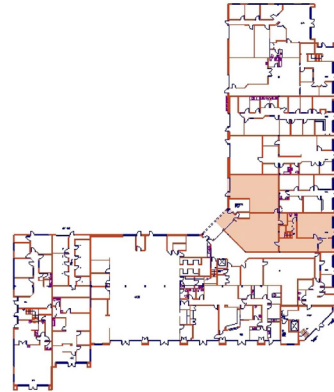


BUILDING 2

7495

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
1006	4,045 sf	Immediately	\$14.80 psf	Premises features street access and has an internal staircase connecting first and second floor. Consists of 7 offices, 3 large training/boardrooms, open area, reception and private bathroom. Note, contiguous with unit 2003 for a total of 7,552 sf.

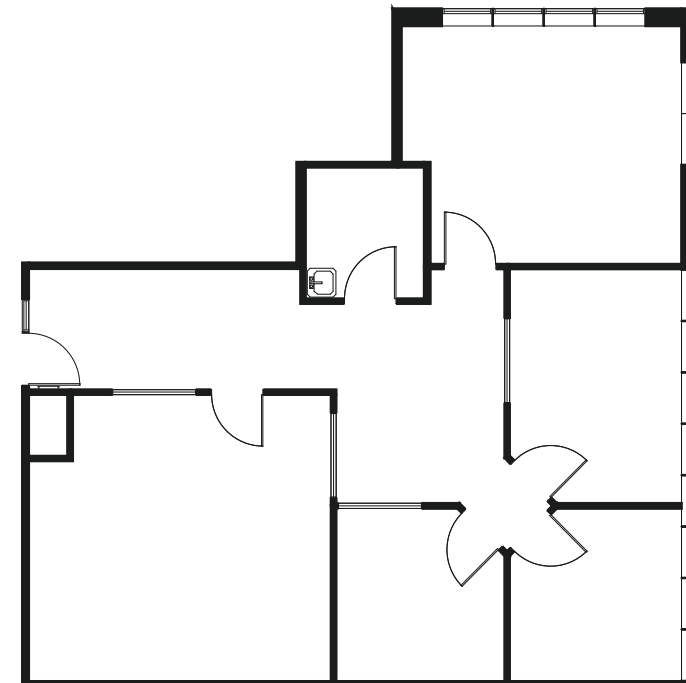
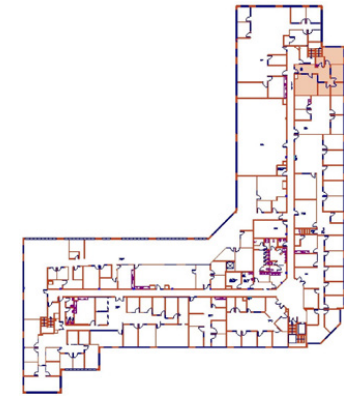


BUILDING 2

7495

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2006	1,403 sf	Immediately	\$18.35 psf	Existing improvements in place

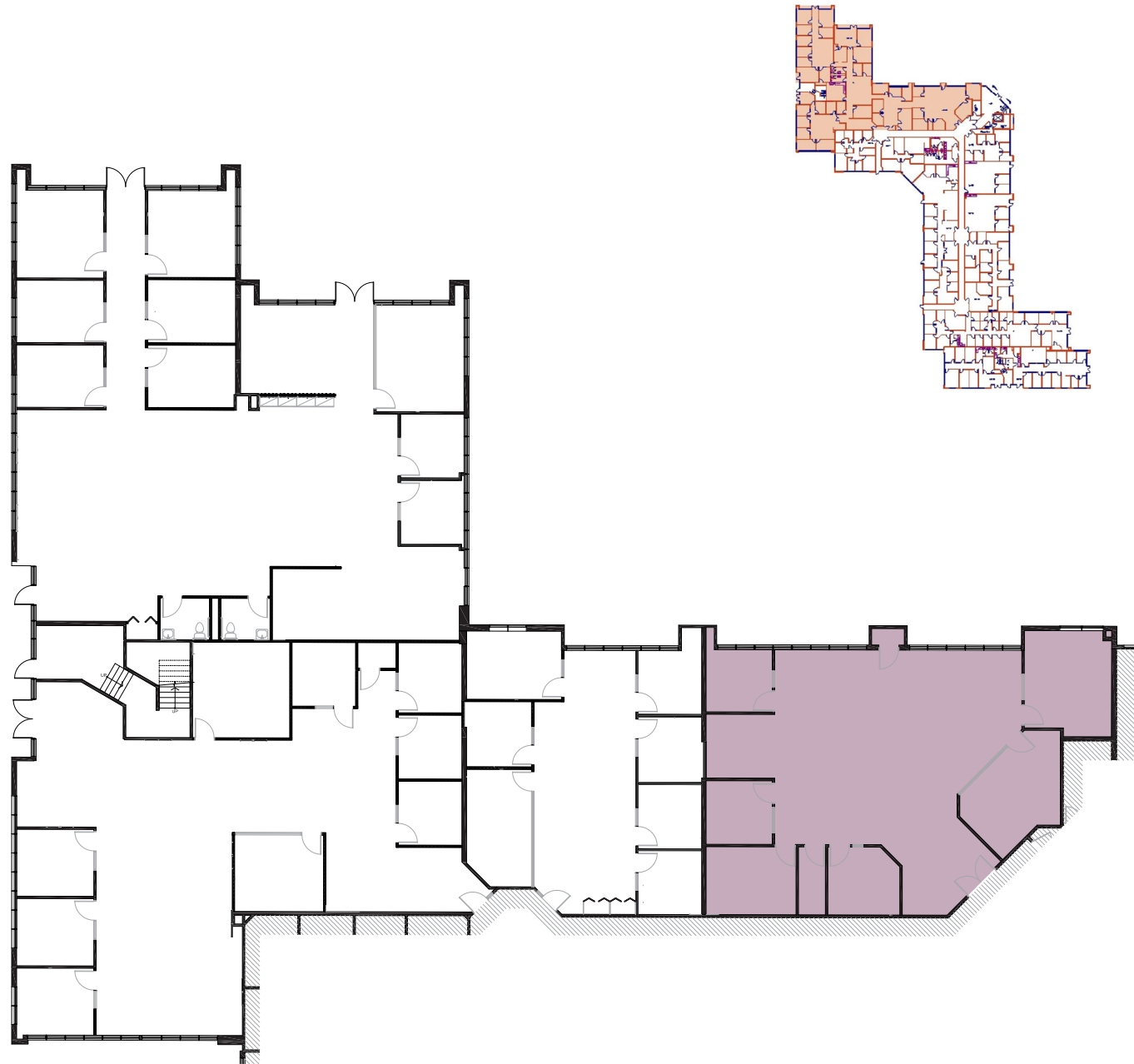


BUILDING 3

7565

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
101	2,774 sf	December 31, 2027	\$17.32 psf	

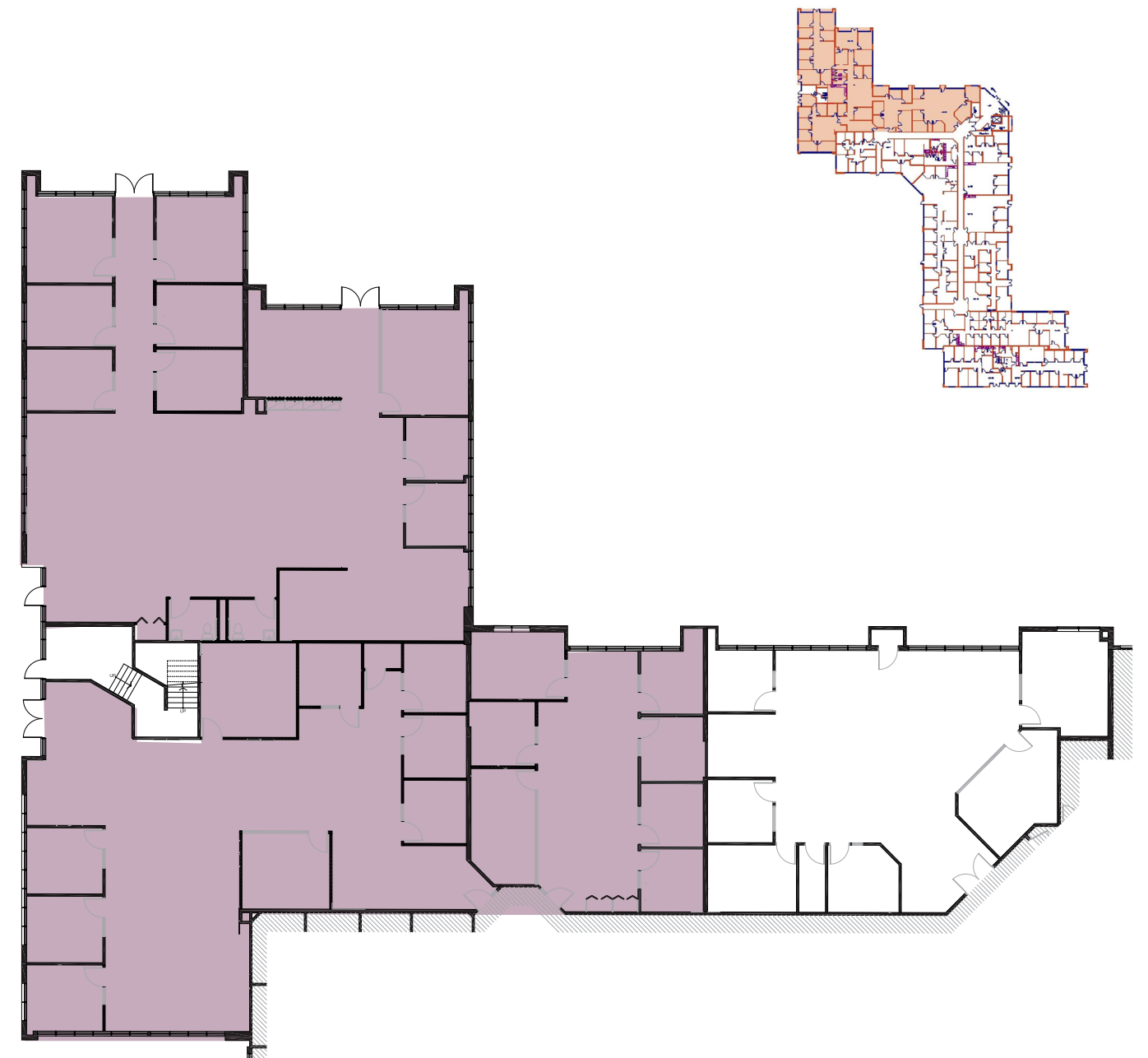


BUILDING 3

7565

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
120	11,367 sf	January 1, 2026	\$17.32 psf	

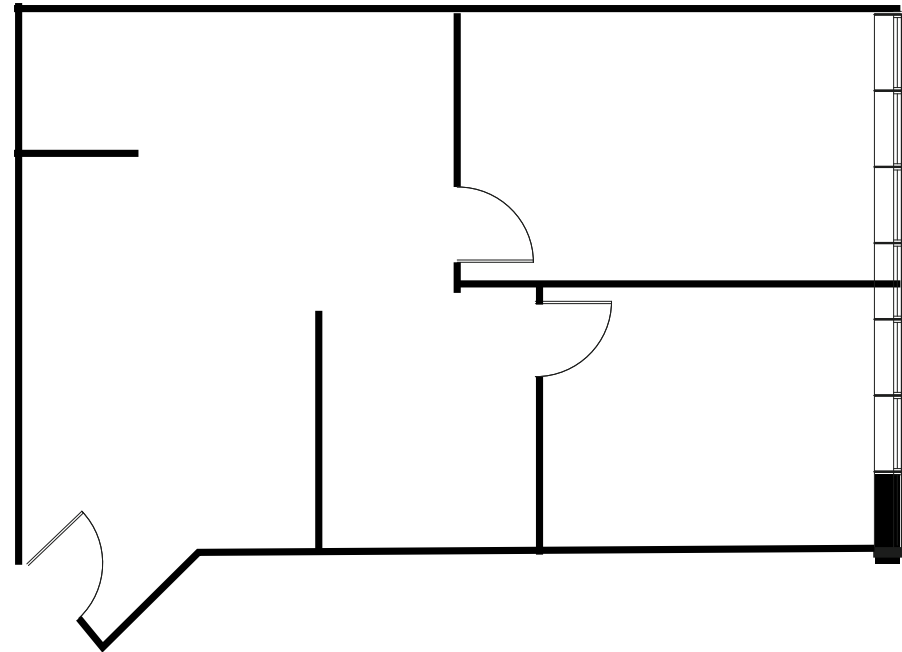


BUILDING 3

7565

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
204	1,112 sf	April 1, 2026	\$17.32 psf	2 offices, open area and kitchenette

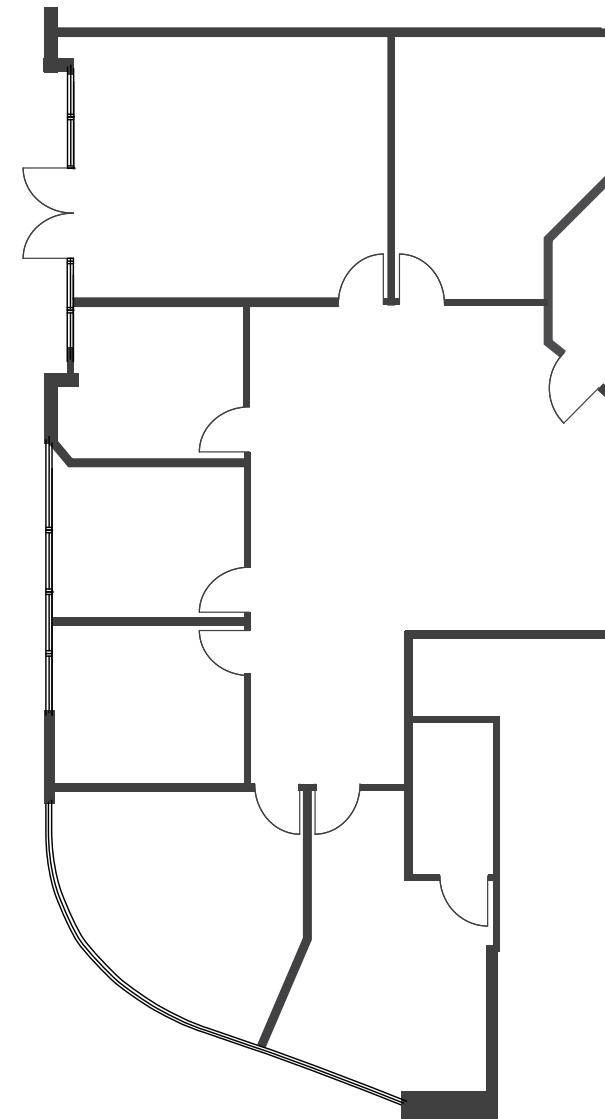


BUILDING 4

7455

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
101	2,470 sf	January 1, 2026	\$17.73 psf	Improved with 5 offices, large boardroom and storage room

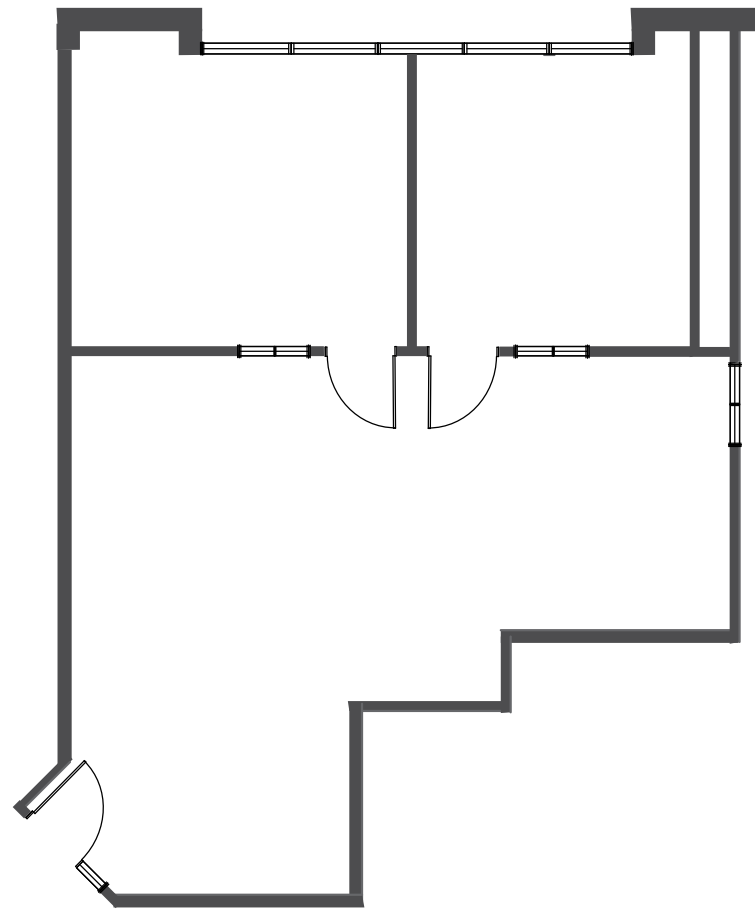


BUILDING 4

7455

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
111	984 sf	Immediately	\$17.73 psf	New show suite with 2 offices

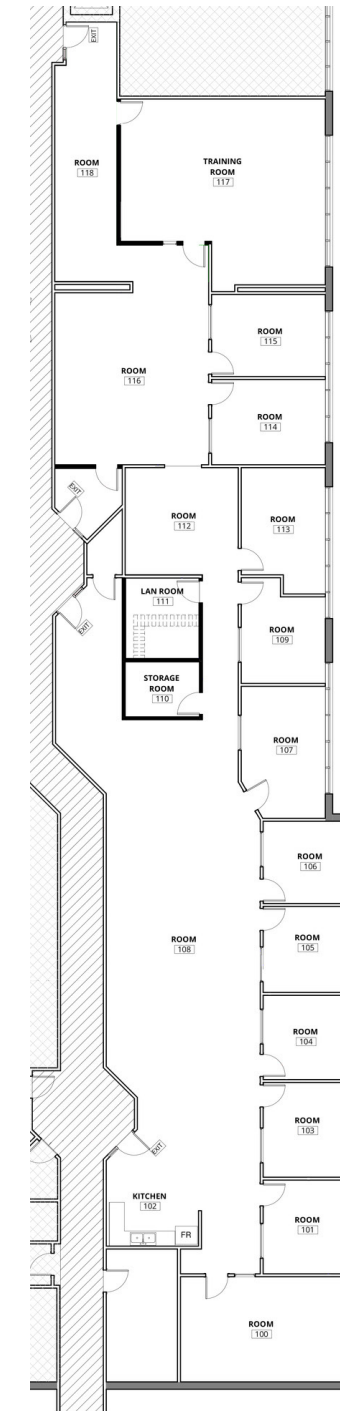


BUILDING 4

7455

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
208-212	7,017 sf	February 1, 2026	\$17.73 psf	Fully improved with multiple offices and kitchenette

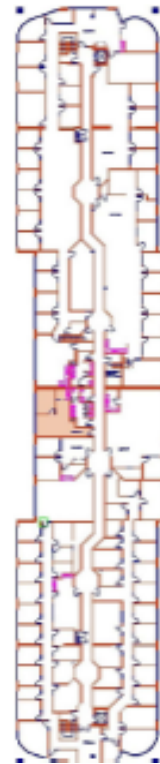
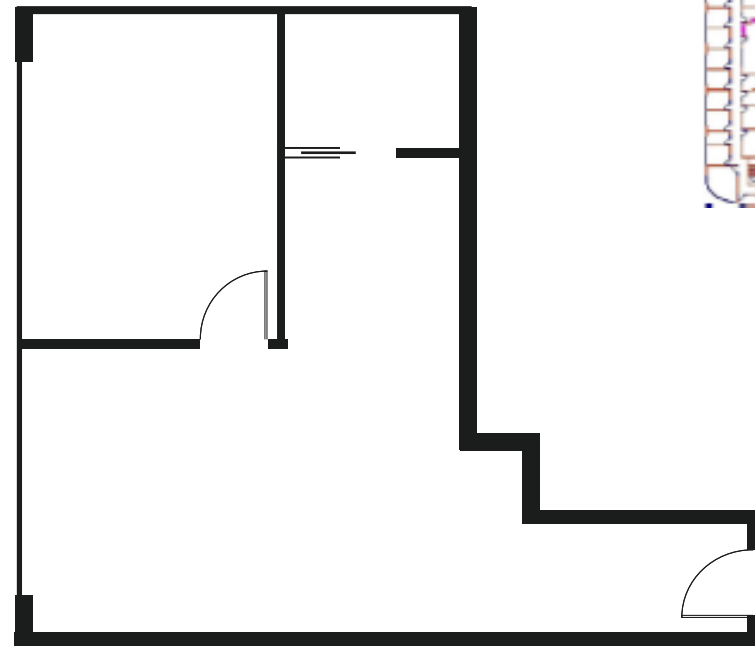


BUILDING 4

7455

132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
221	750 sf	April 1, 2026	\$17.73 psf	Improved with 1 office

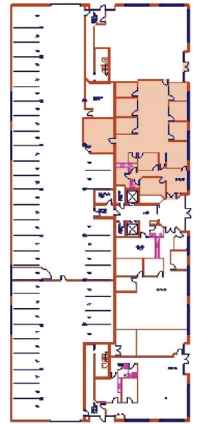
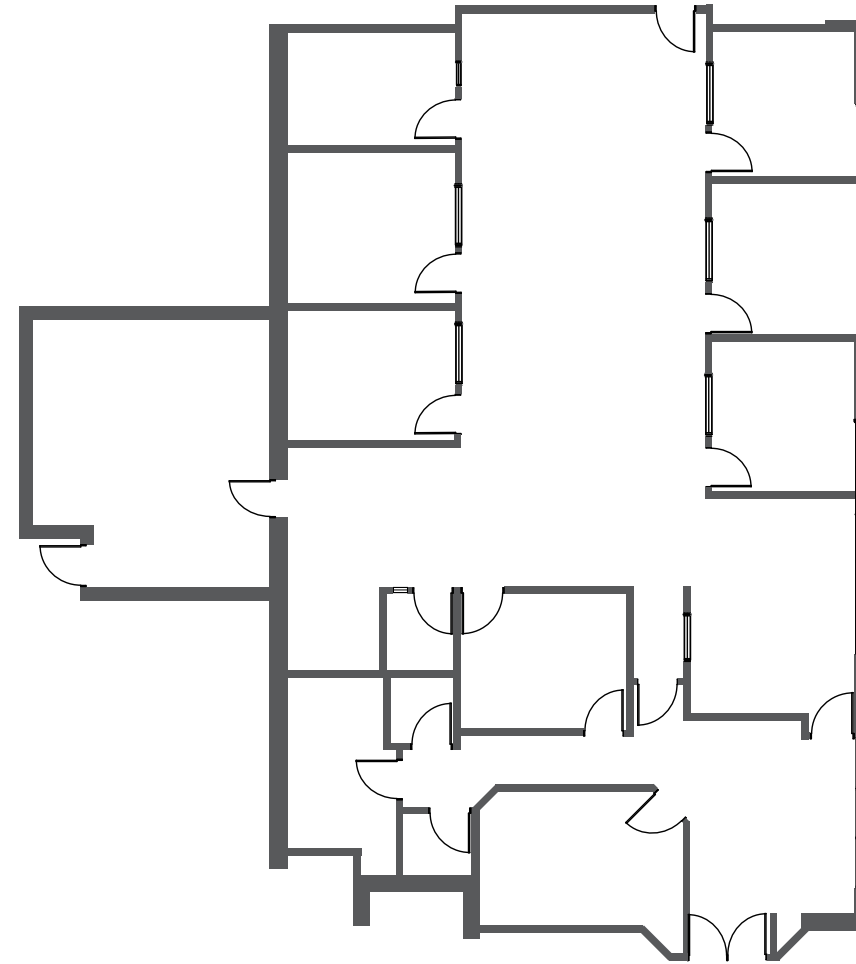


BUILDING 5

7485

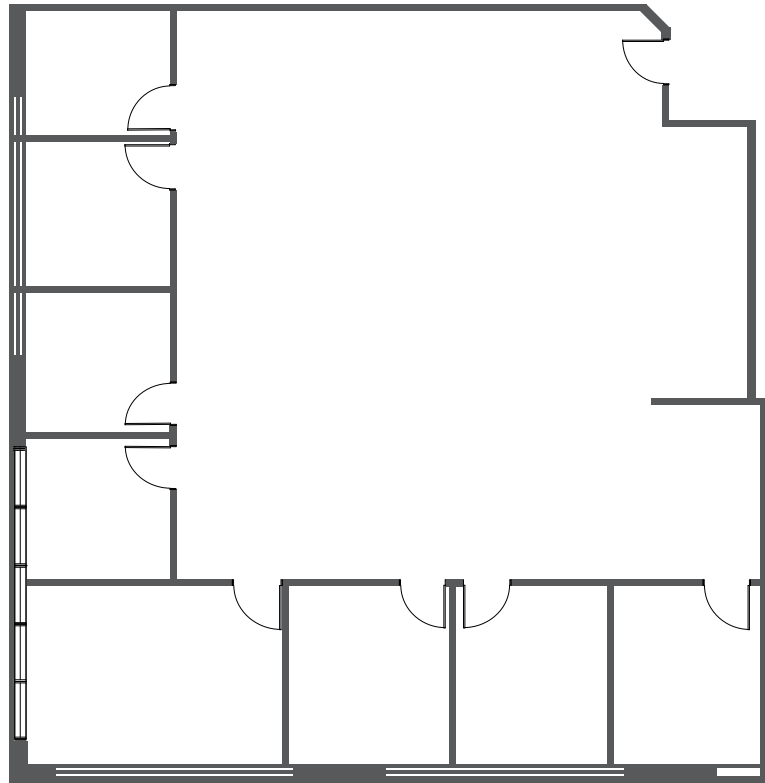
132<sup>ND</sup> STREET  
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
102	3,930 sf	Immediately	\$18.18 psf	Improved with 8 offices and open area



**BUILDING 5**  
**7485** | 132<sup>ND</sup> STREET  
 SURREY, BC

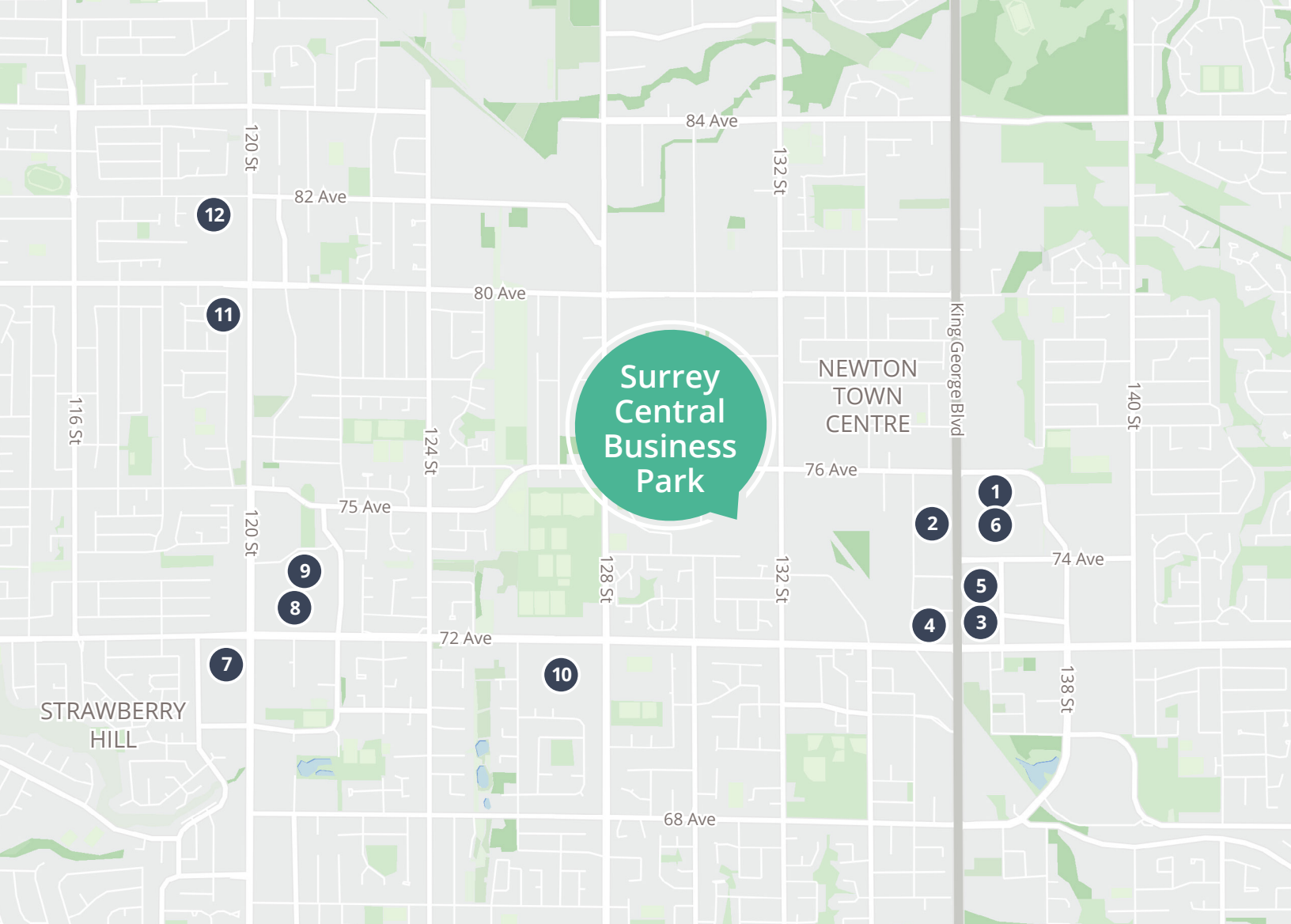
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
202	3,014 sf	Immediately	\$18.18 psf	Improved with 8 offices



**BUILDING 2, 7495 132ND STREET**



**BUILDING 4, 7455 132ND STREET**



## Nearby amenities

- |                                 |                                    |                                     |
|---------------------------------|------------------------------------|-------------------------------------|
| 1. King's Cross Shopping Centre | 5. A&W Canada                      | 9. The Home Depot                   |
| 2. Costco Wholesale             | 6. Real Canadian Superstore        | 10. Kwantlen Polytechnic University |
| 3. Tim Hortons                  | 7. Walmart Supercentre             | 11. Cactus Club Cafe                |
| 4. McDonald's                   | 8. Strawberry Hill Shopping Centre | 12. Real Canadian Superstore        |

## Please contact us for more information

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