

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*

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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





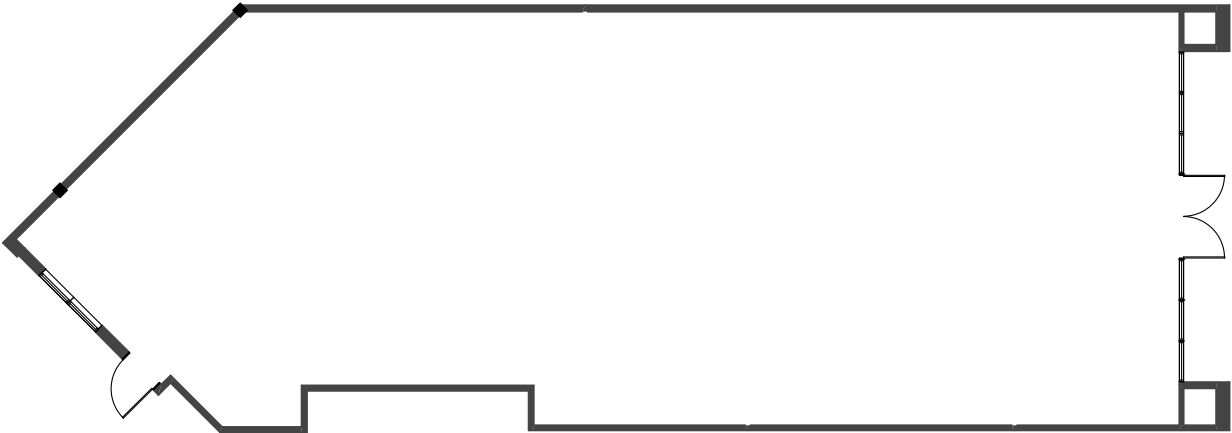
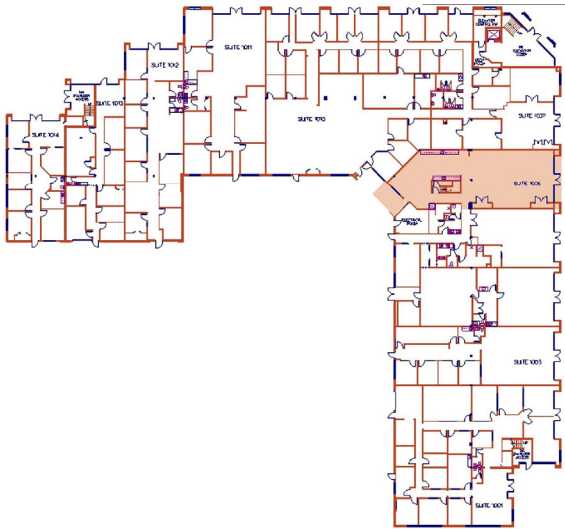
BUILDING 1

7445

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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1006	3,036 sf	Immediately	\$13.74 psf	Warm shell space with high ceilings
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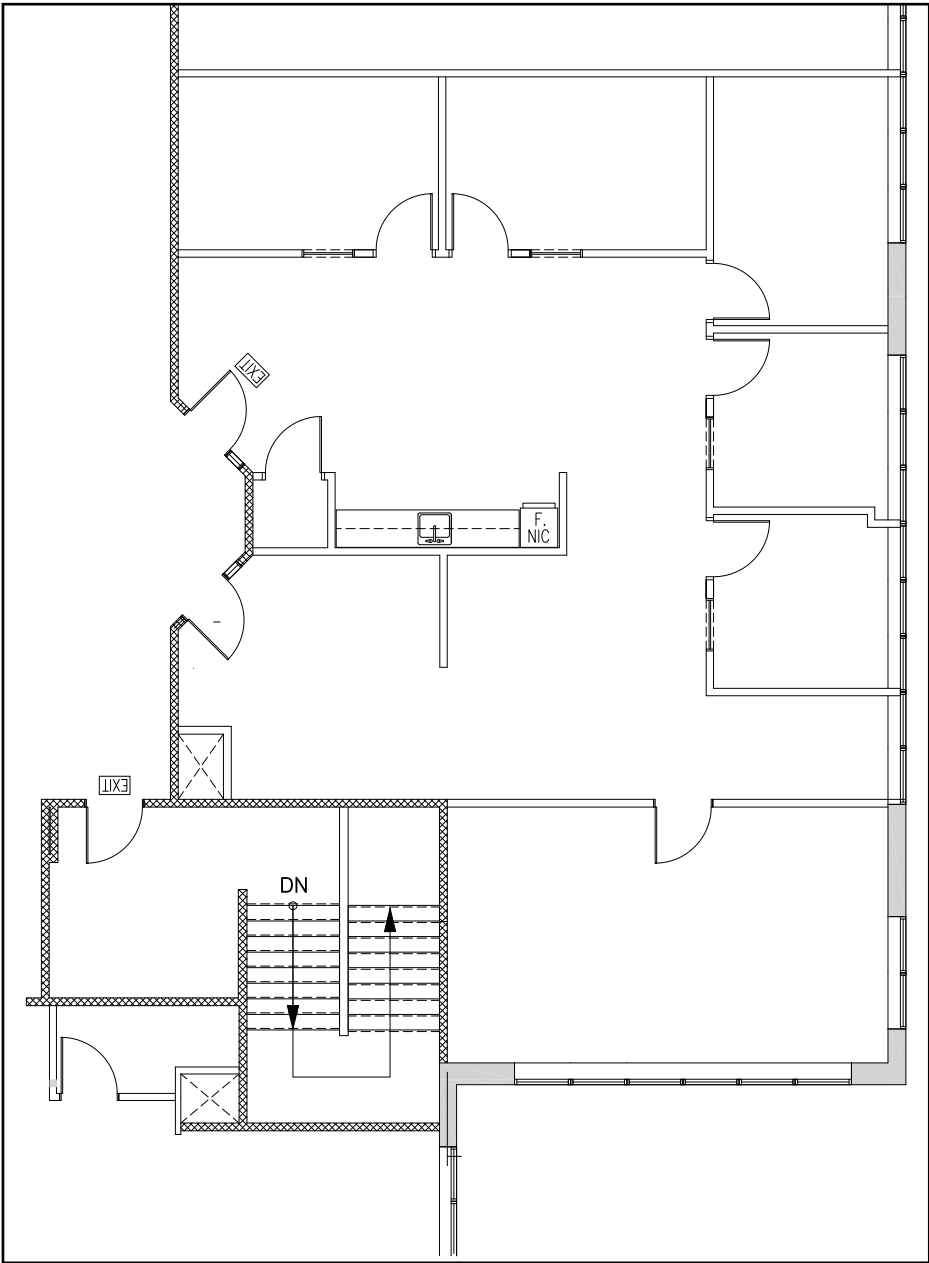
BUILDING 1

7445

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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2005	2,124 sf	Immediately	\$17.02 psf	Large boardroom, five offices and kitchenette
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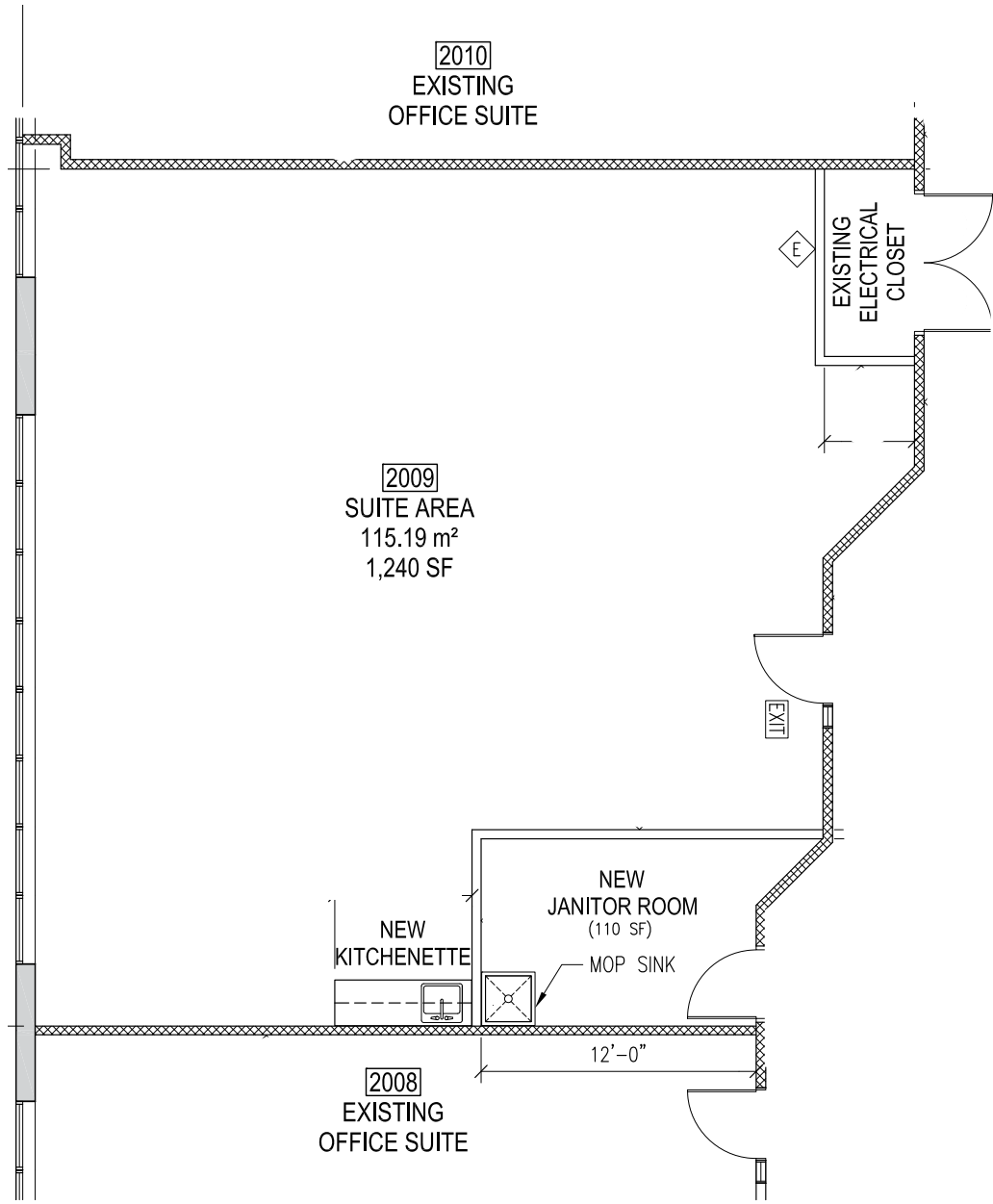
BUILDING 1

7445

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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2009	1,438 sf	July 1, 2025	\$17.02 psf	
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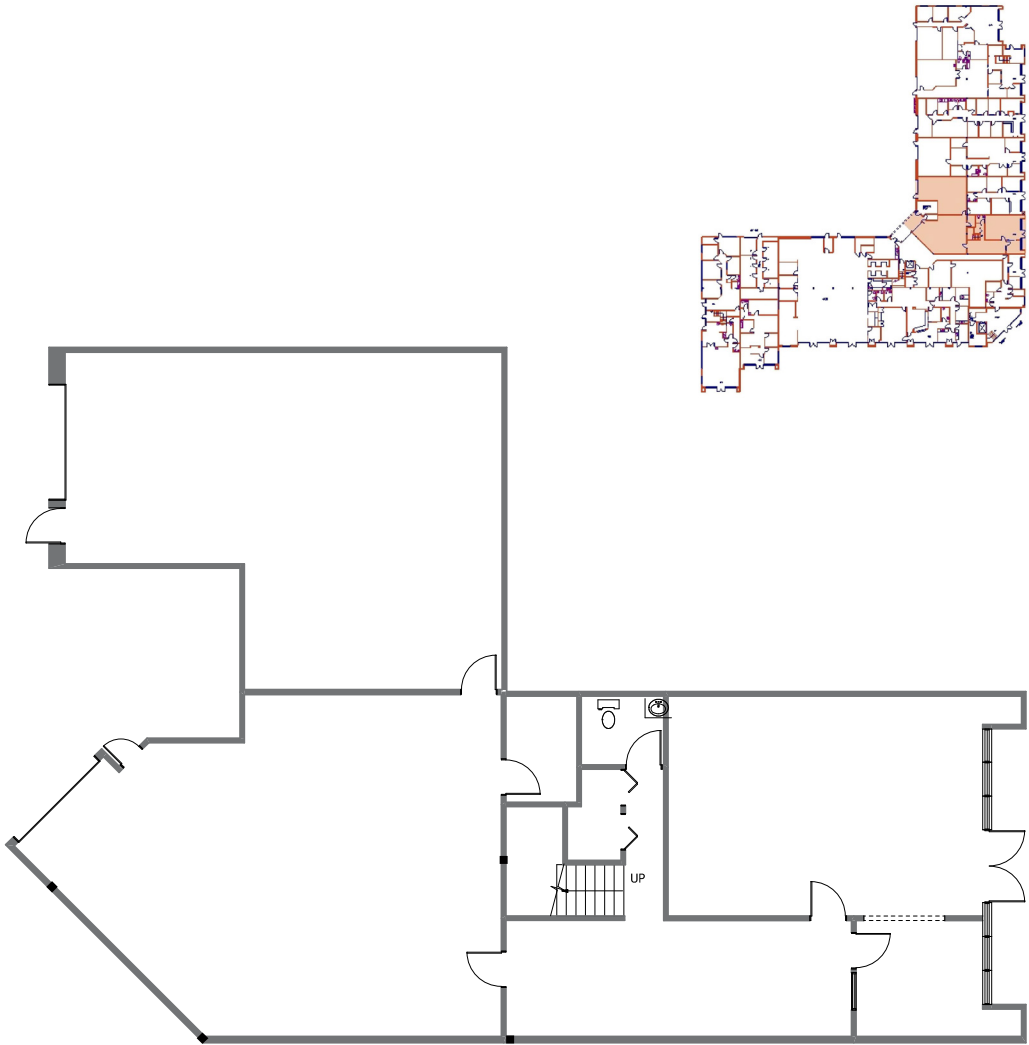
BUILDING 2

7495

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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1006	4,045 sf	Immediately	\$13.86 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.
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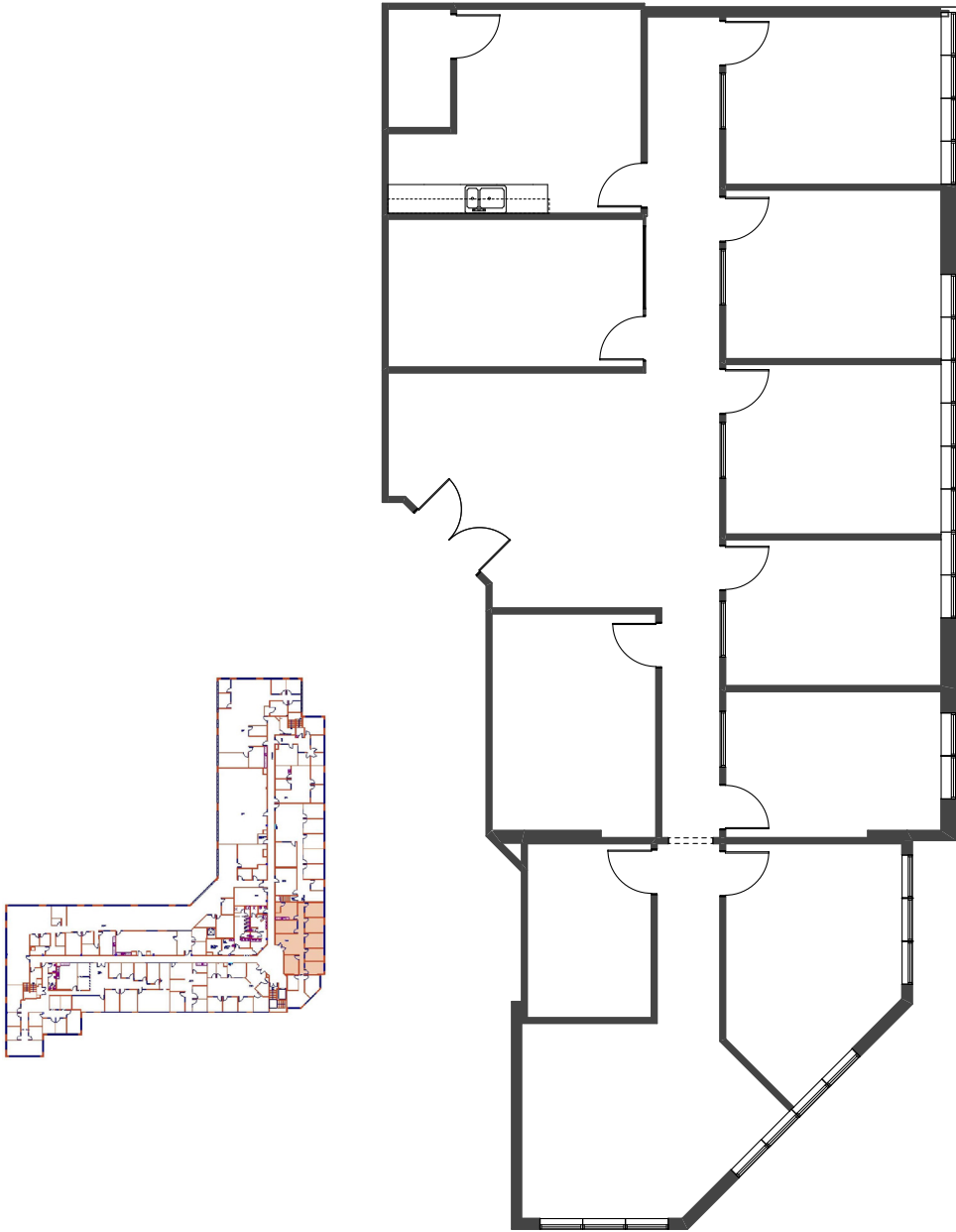
BUILDING 2

7495

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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2001	3,080 sf	Immediately	\$17.44 psf	Premises consists of improved office space
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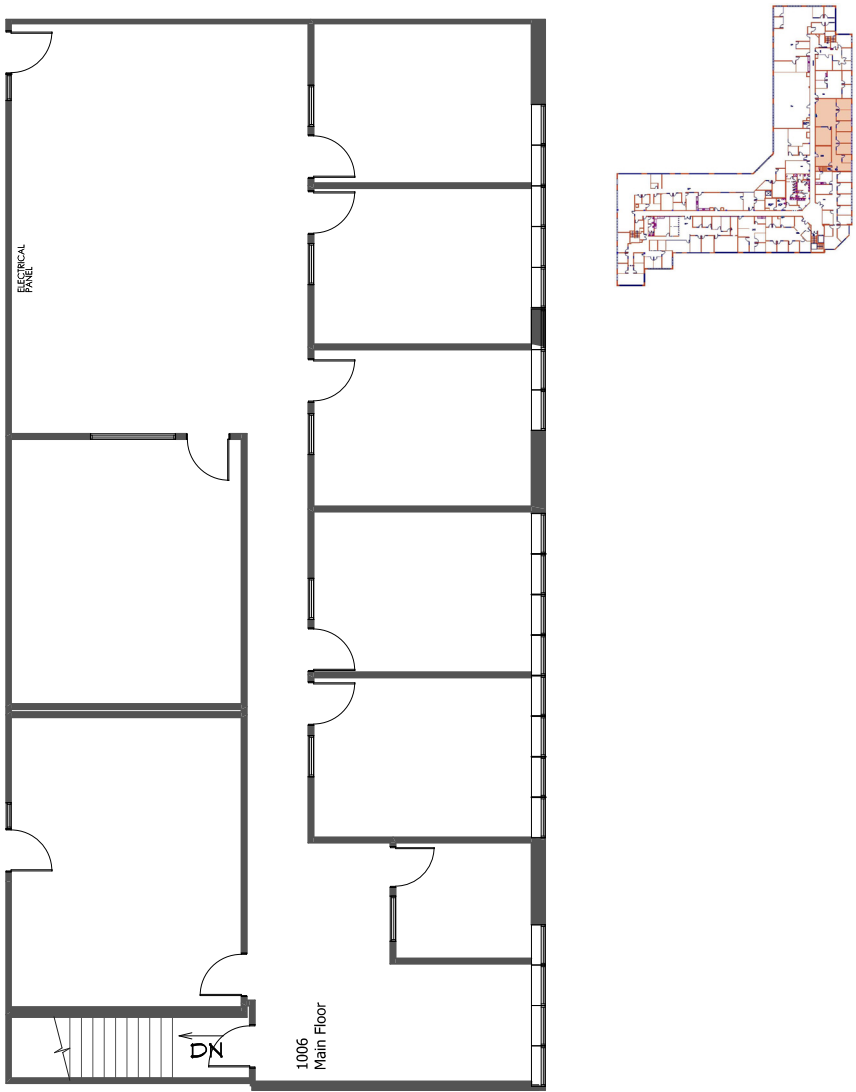
BUILDING 2

7495

132ND STREET
SURREY, BC

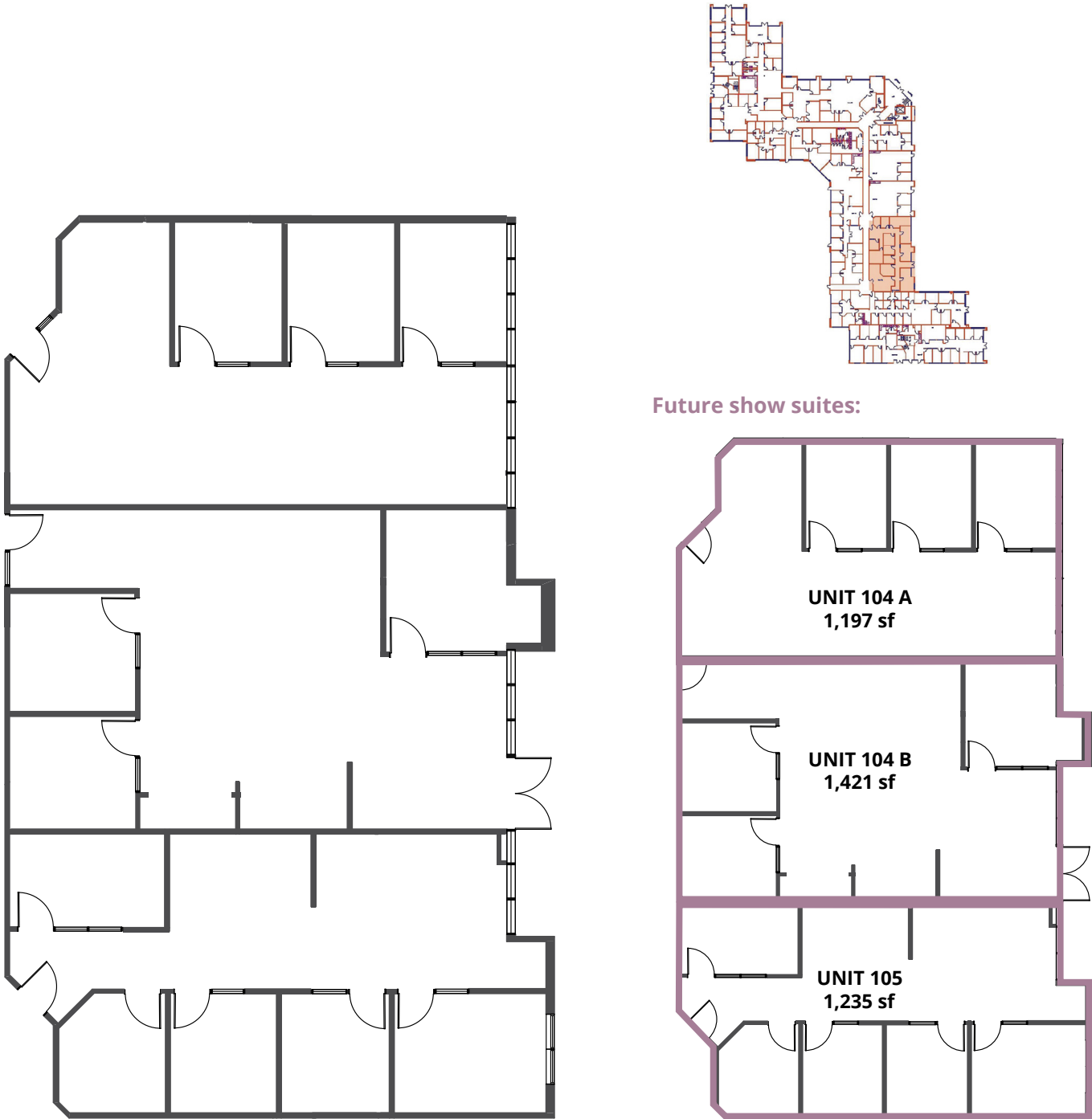
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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2003	3,507 sf	Immediately	\$17.44 psf	Premises features an internal staircase connecting first and second floor. Consists of 7 offices, 3 large training/boardrooms, open area, reception and private bathroom. Note, contiguous with unit 1006 for a total of 7,552 sf.
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SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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104	3,814 sf	Immediately	\$16.05 psf	Existing improvements in place
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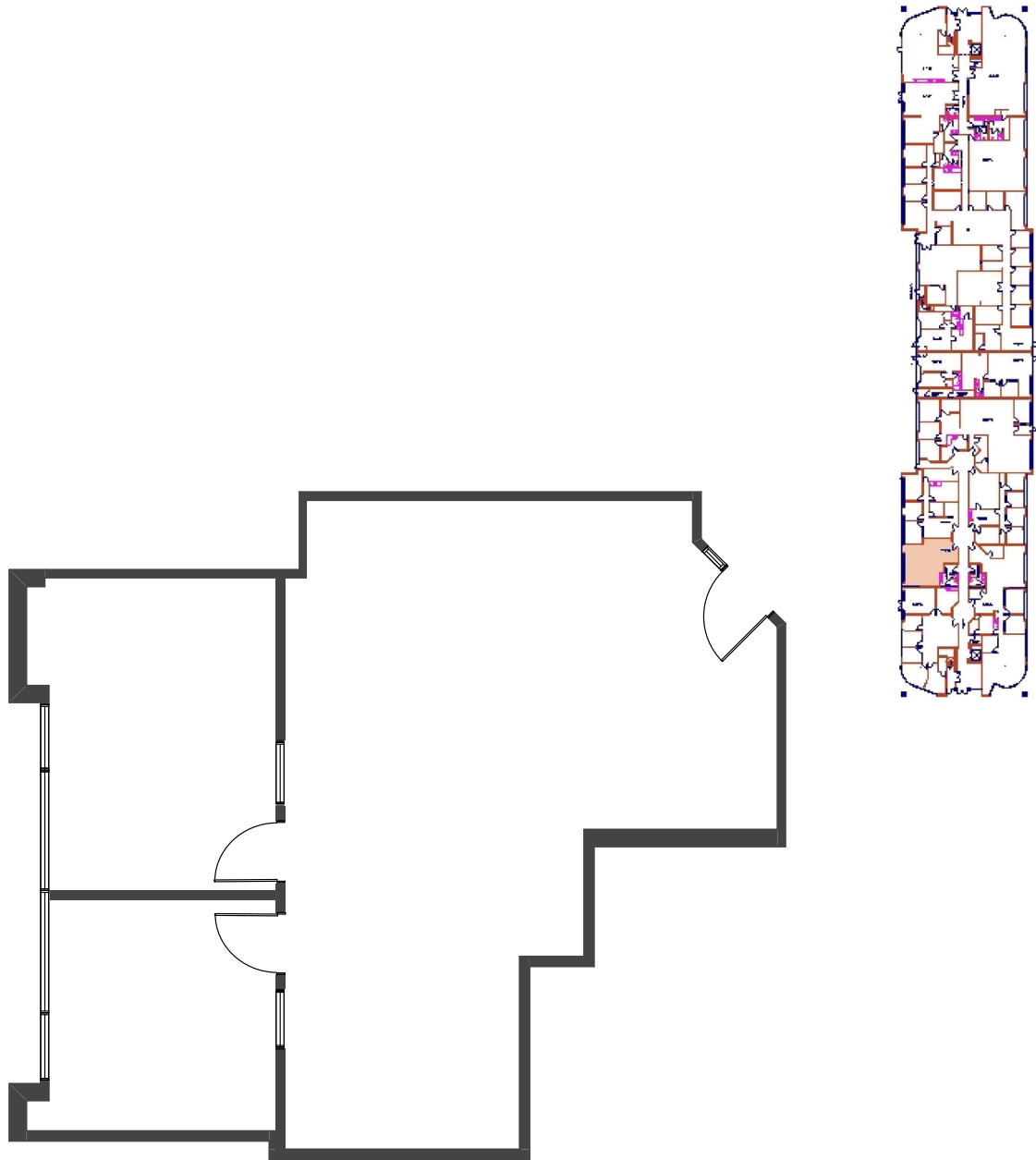


SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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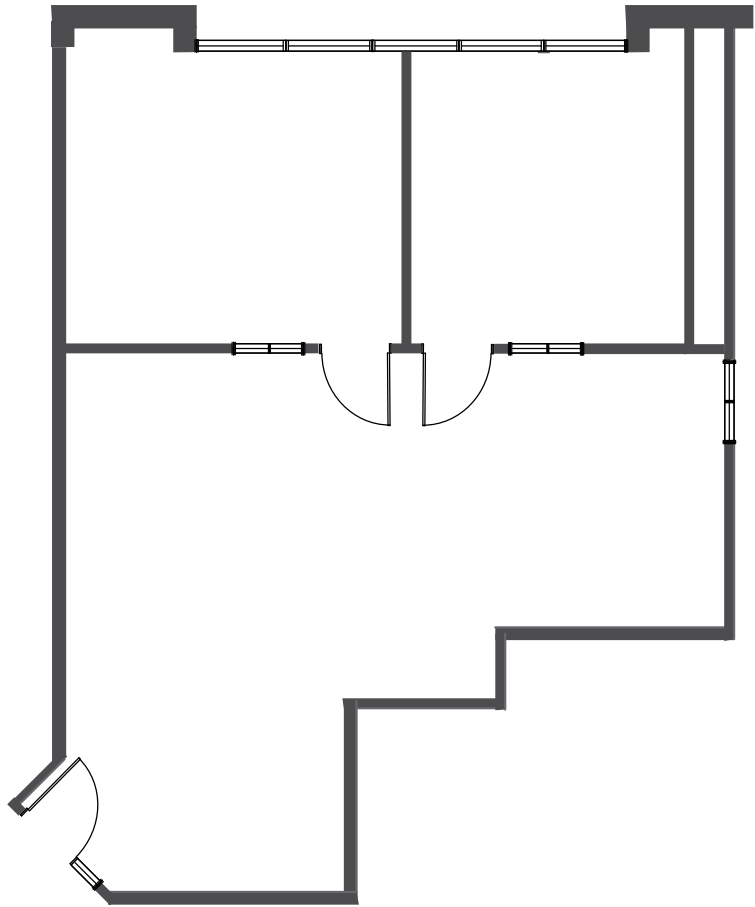
106	5,512 sf	Immediately	\$16.05 psf	Open area shell with open ceiling and lights
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SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
103	1,017 sf	Immediately	16.86 psf	Existing improved open area.



SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
111	984 sf	Immediately	16.86 psf	





BUILDING 5

7485

132ND STREET

SURREY, BC

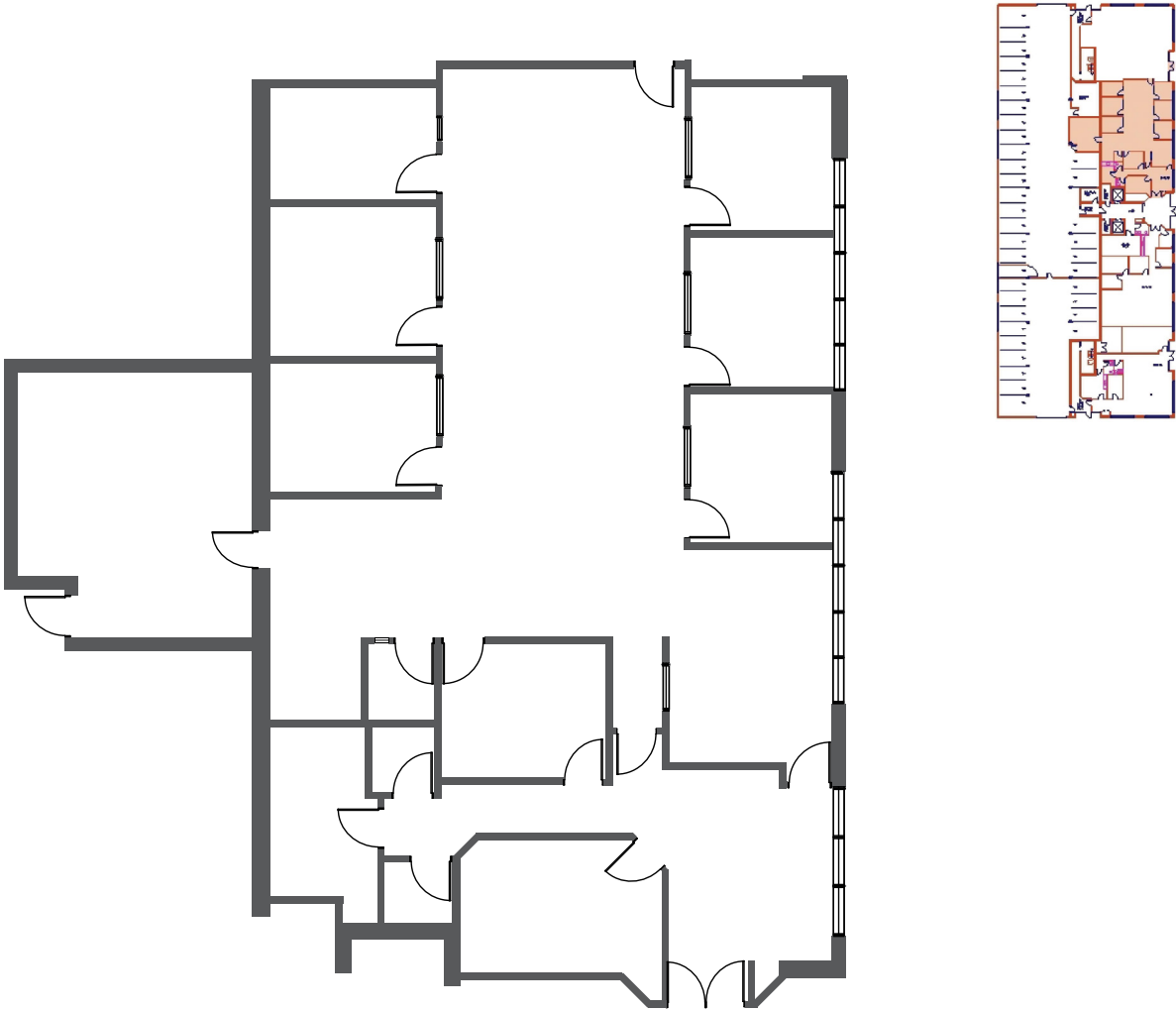
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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102

3,909 sf

Immediately

16.32 psf





BUILDING 5

7485

132ND STREET

SURREY, BC

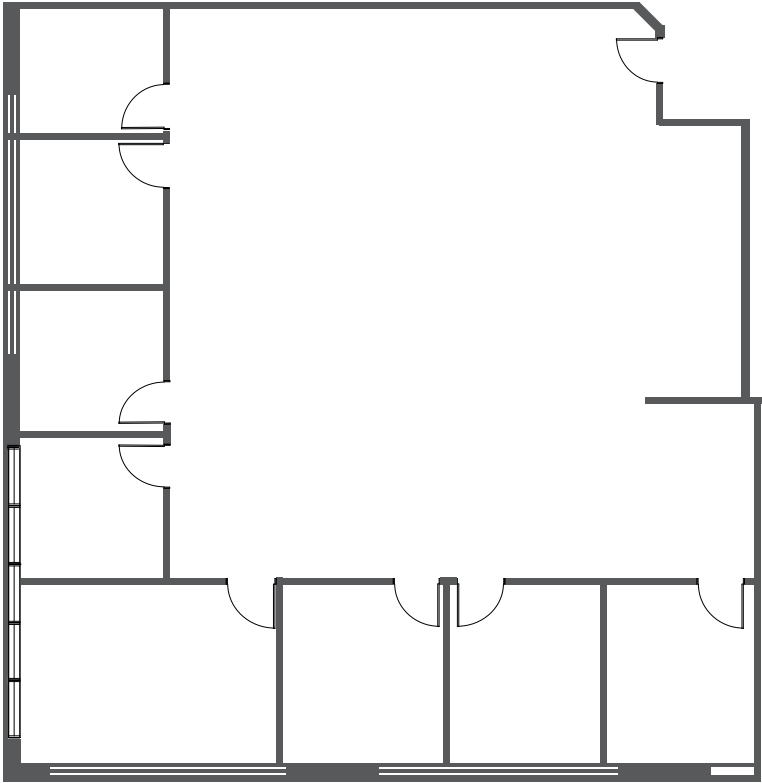
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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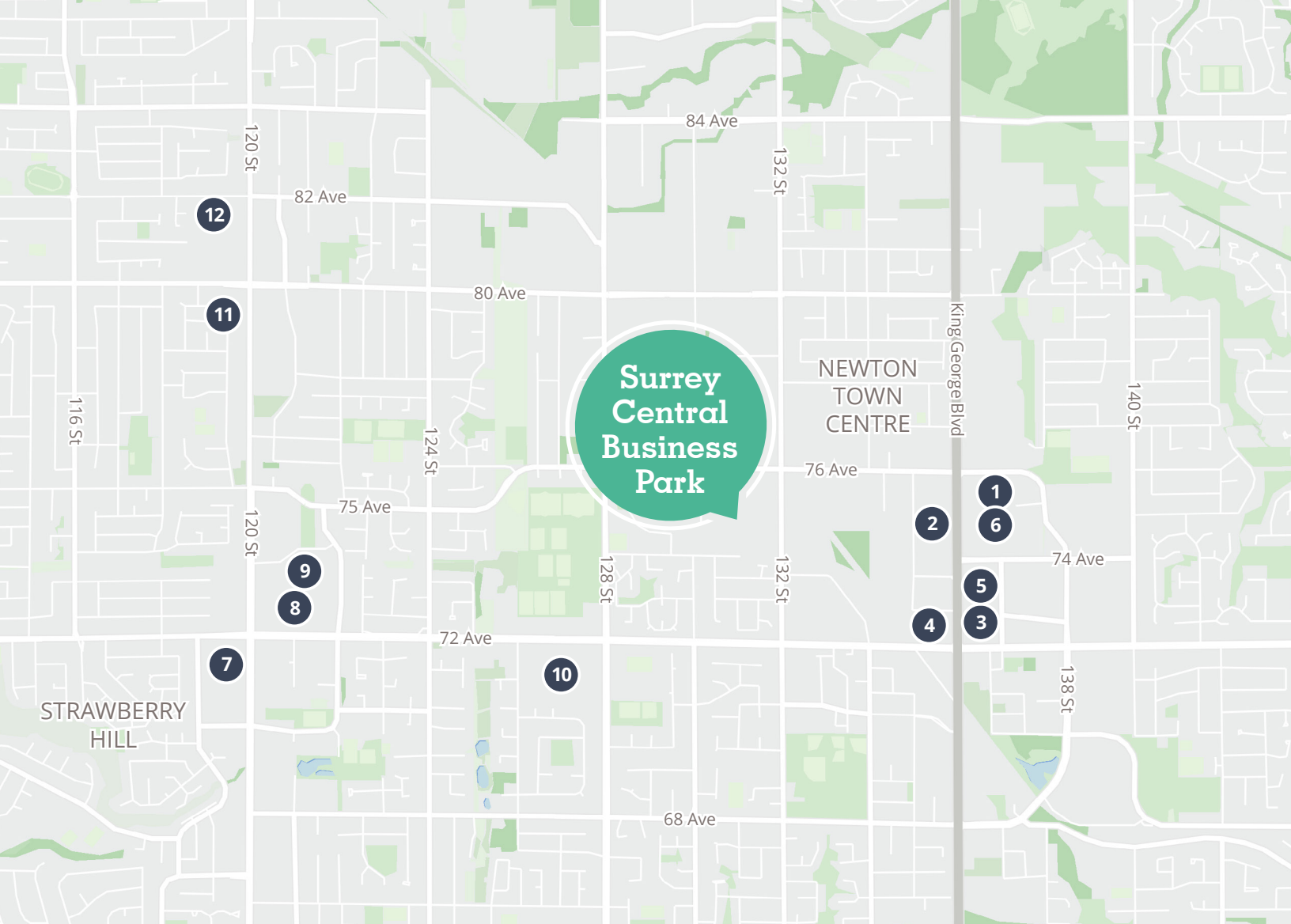
250

3,012 sf

Immediately

16.32 psf





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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