

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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nicolas.bilodeau@avisonyoung.com

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

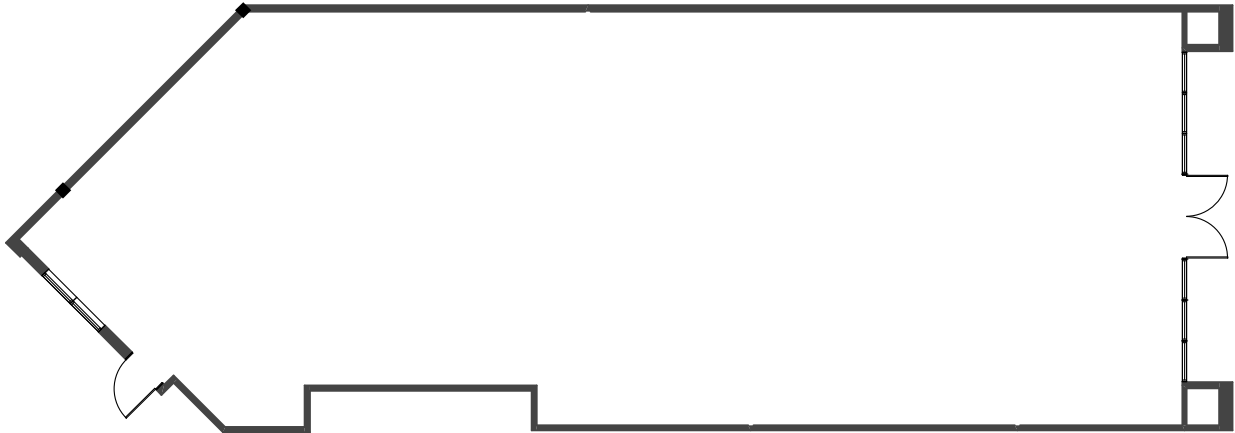
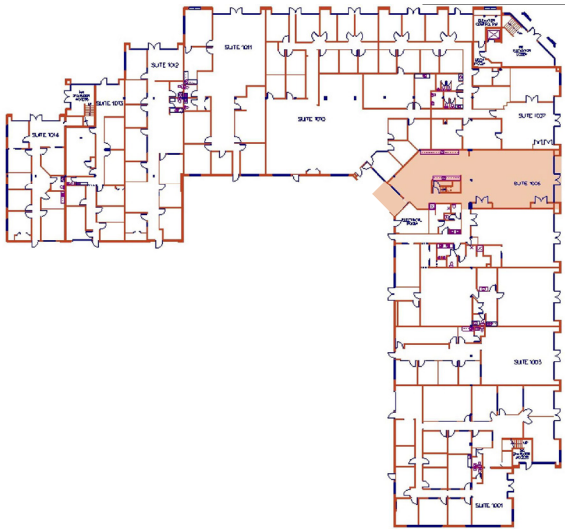
Parking rates

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

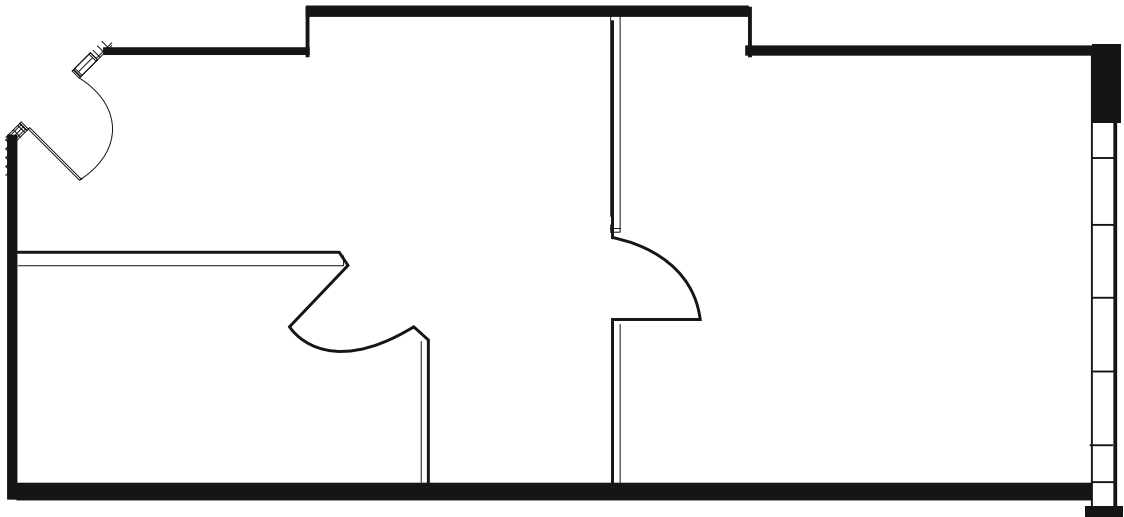
Random surface - \$85
Reserved surface - \$155
Reserved gated (B5) - \$190
Unreserved gated (B5) - \$175



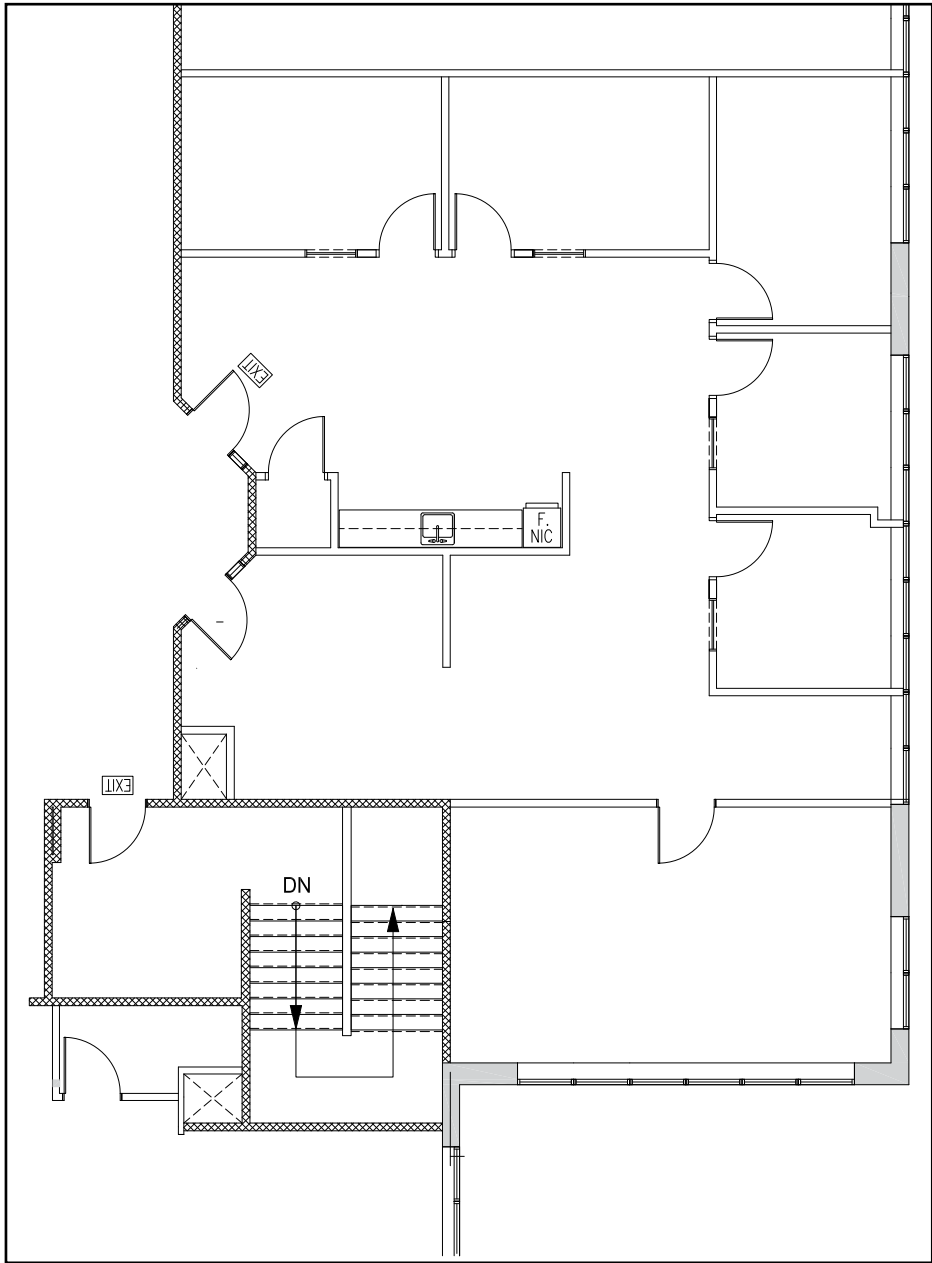
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
1006	3,036 sf	Immediately	\$13.74 psf	Warm shell space with high ceilings



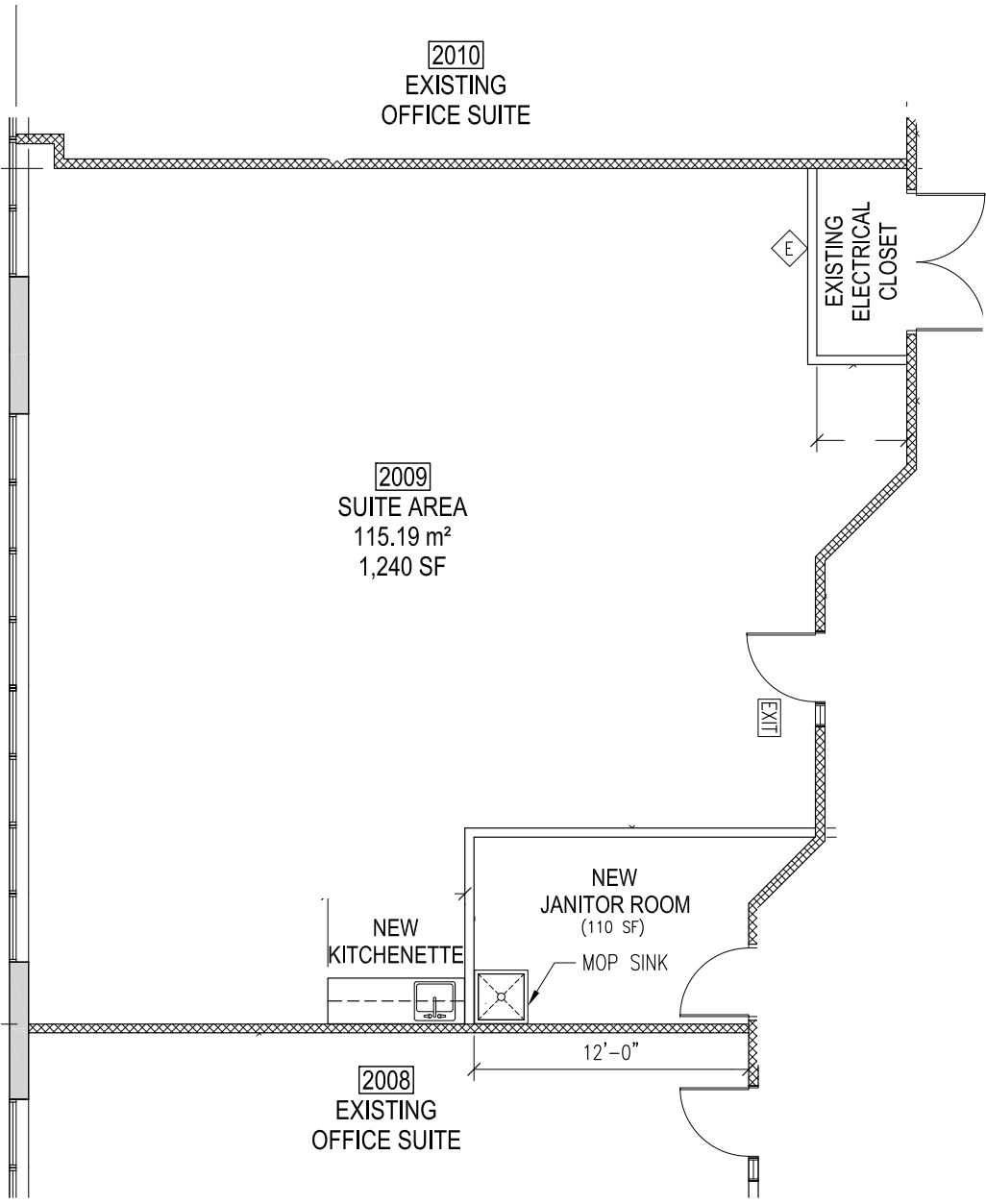
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2004	728 sf	November 30, 2025	\$17.02 psf	2 office and open areas



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



SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2009	1,438 sf	On notice	\$17.02 psf	Open area with kitchenette





BUILDING 2

7495

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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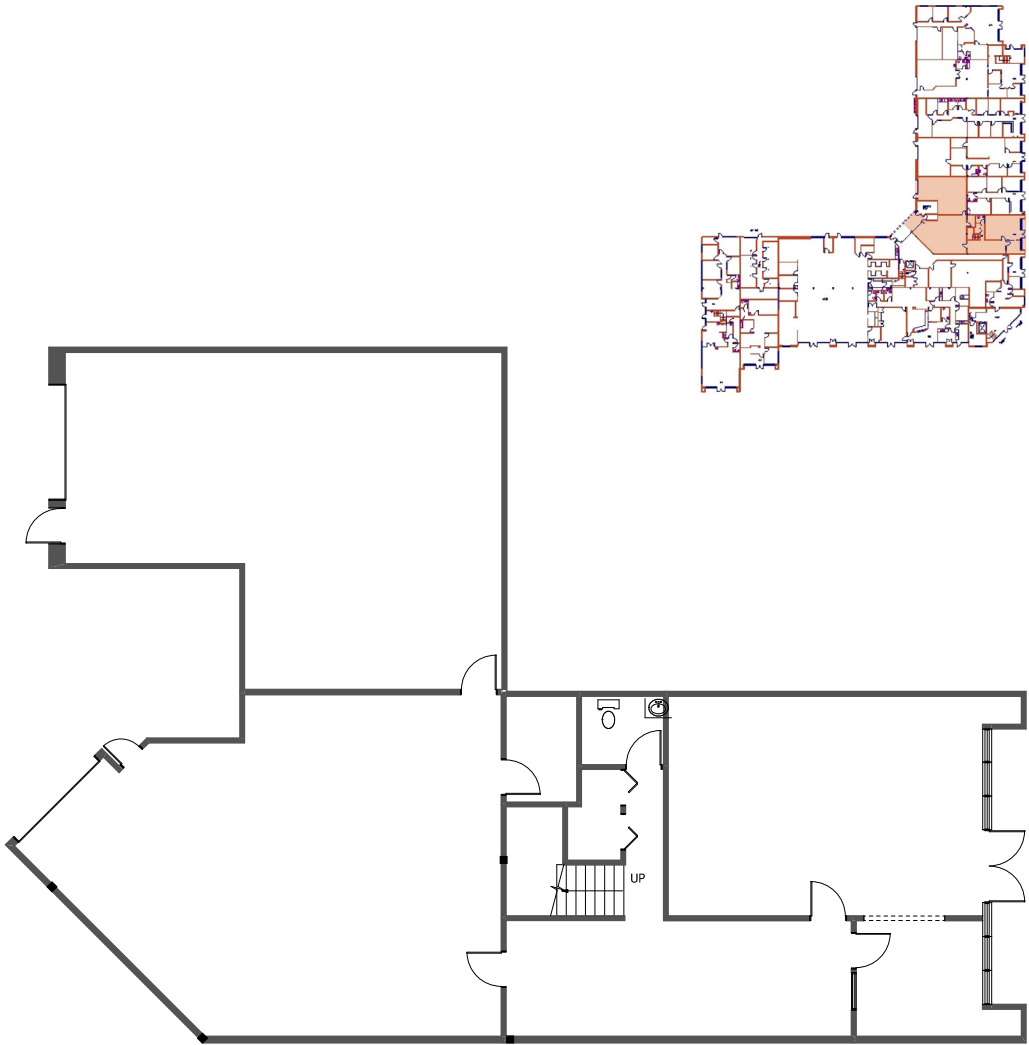
1006

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.





BUILDING 2

7495

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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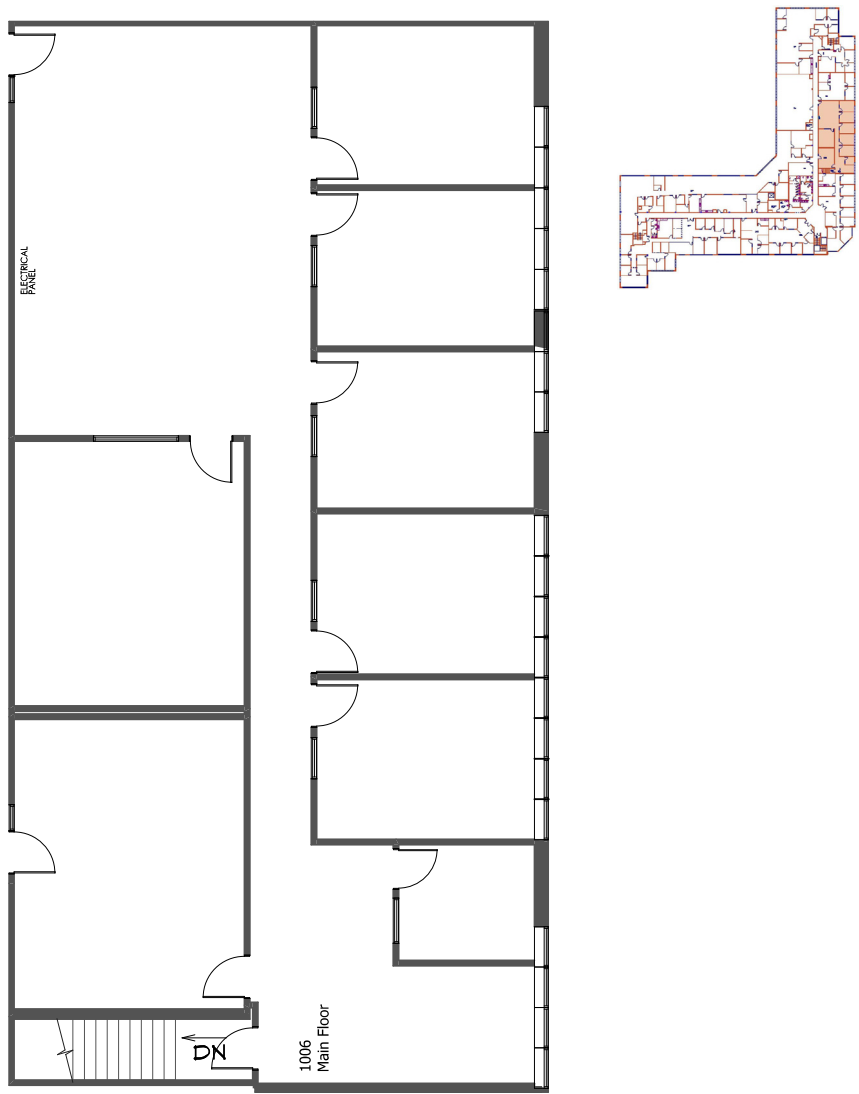
2003

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.





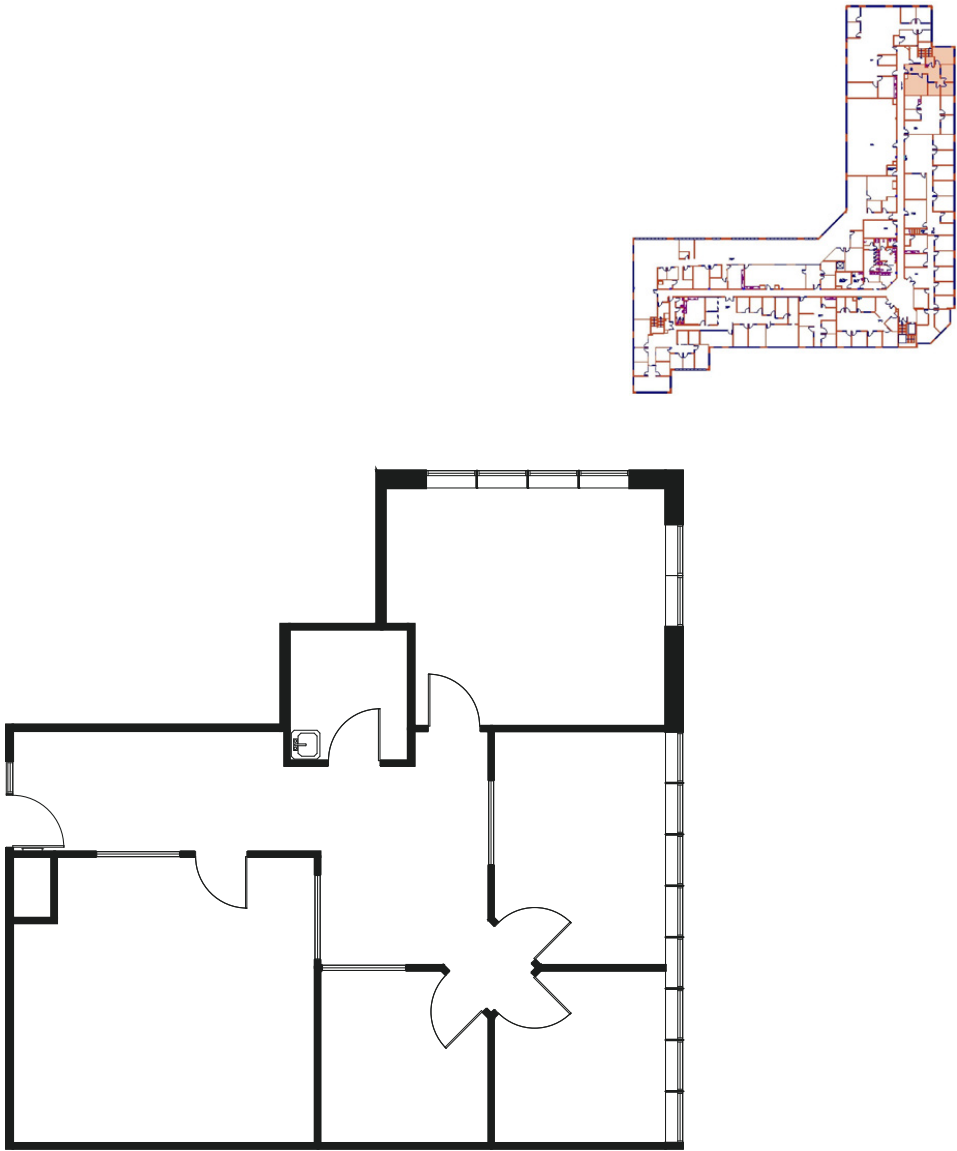
BUILDING 2

7495

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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2006	1,403 sf	November 1, 2025	\$17.44 psf	Existing improvements in place
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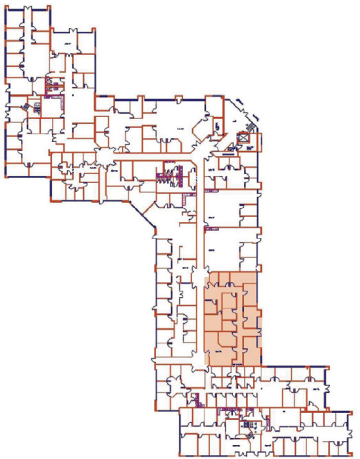
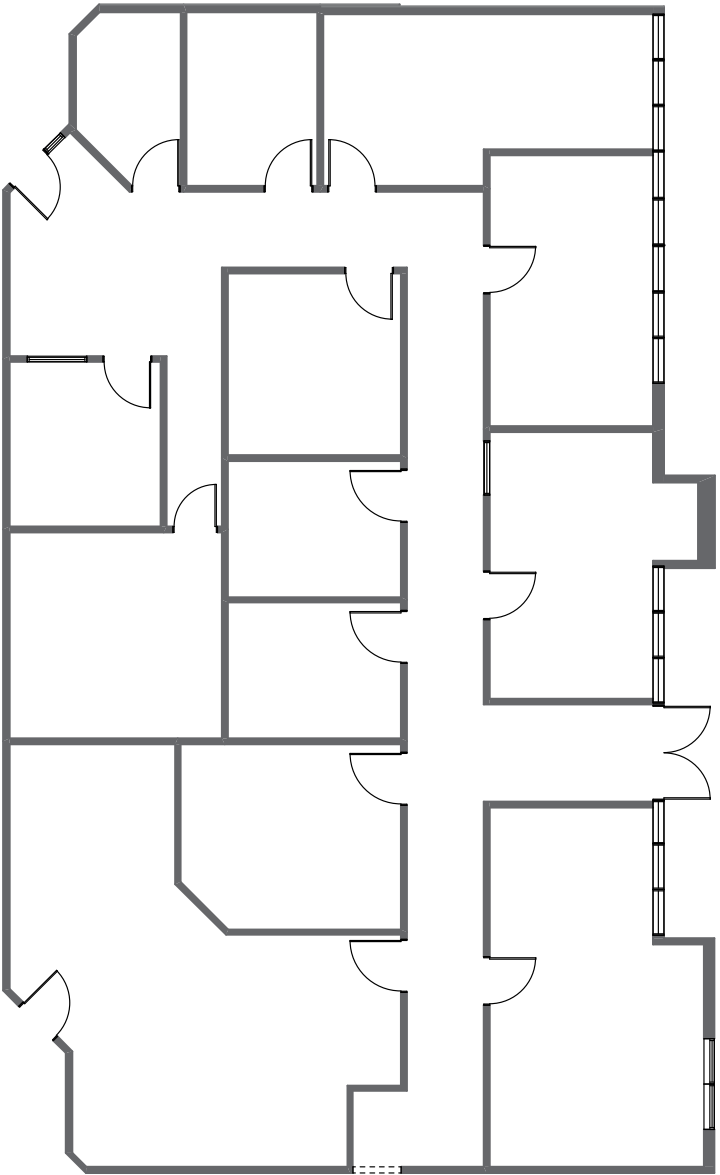
BUILDING 3

7565

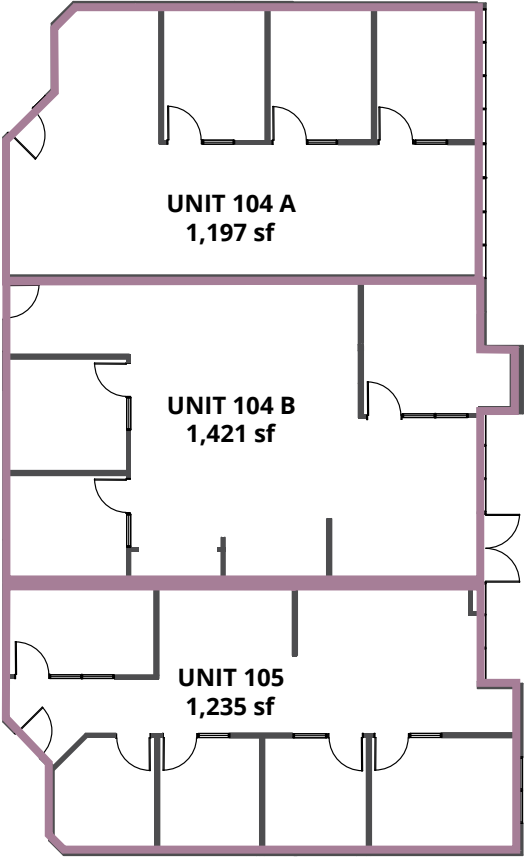
132ND STREET
SURREY, BC

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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Future show suites:





BUILDING 3

7565

132ND STREET
SURREY, BC

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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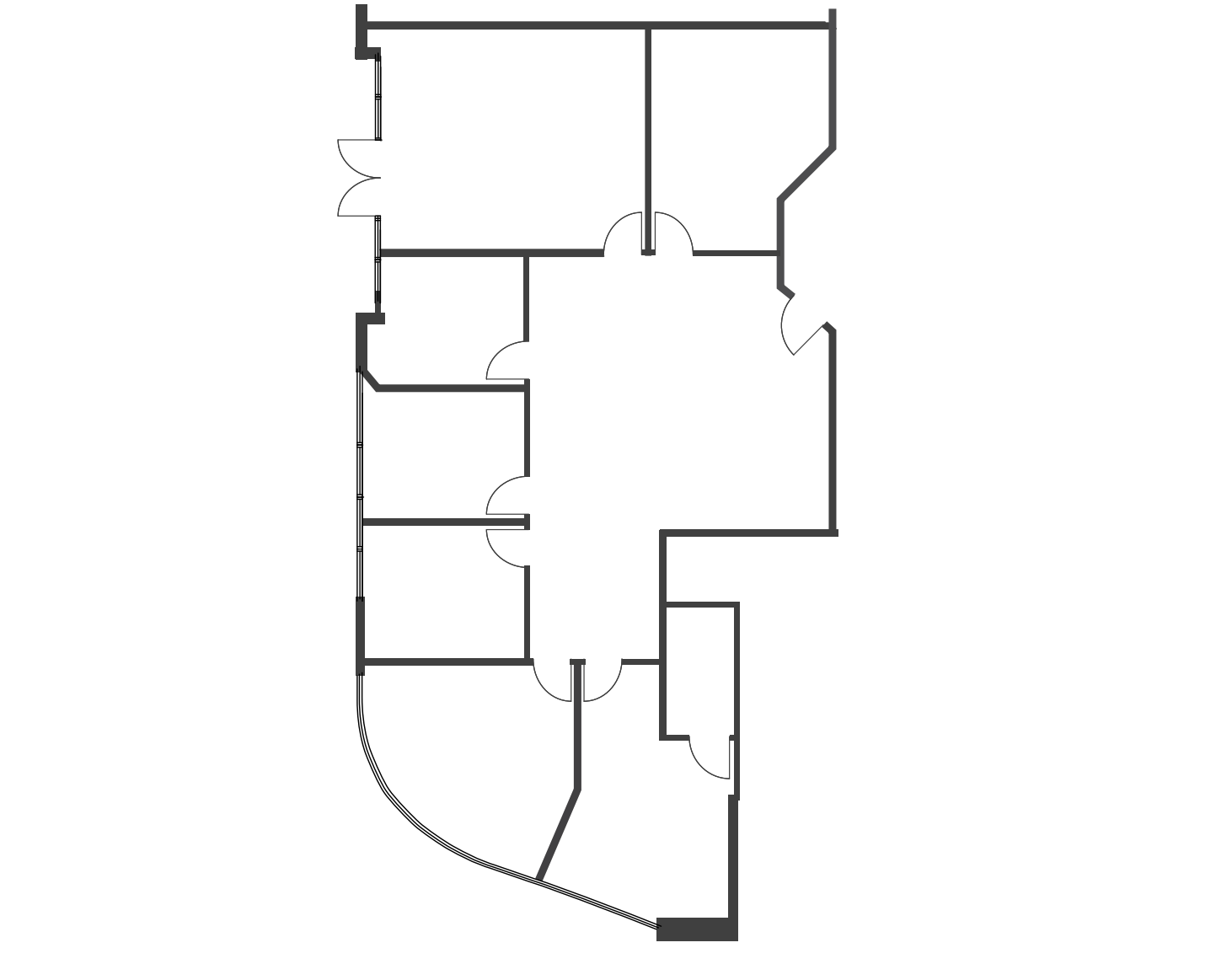
BUILDING 4

7455

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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101	2,470 sf	January 1, 2026	\$16.86 psf	Improved with 5 offices, large boardroom and storage room
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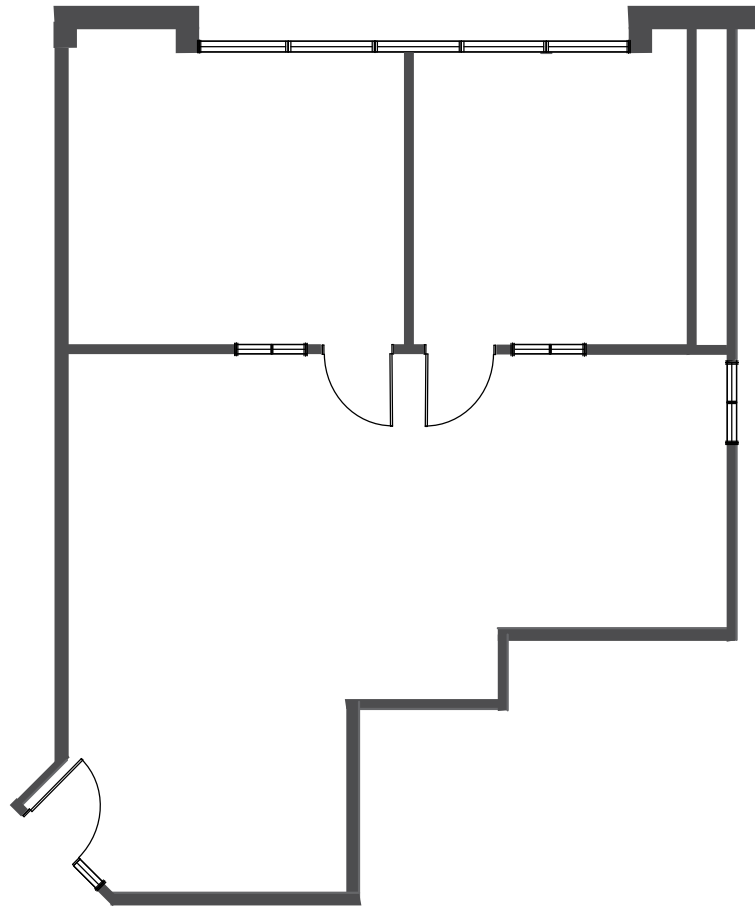
BUILDING 4

7455

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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111	984 sf	Immediately	\$16.86 psf	New show suite with 2 offices
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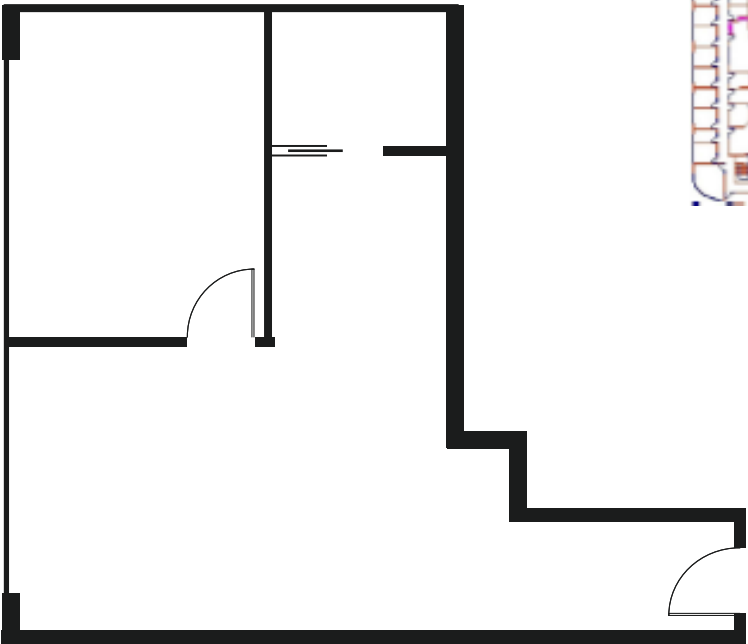
BUILDING 4

7455

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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221	750 sf	April 1, 2026	\$16.86 psf	Improved with 1 office
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BUILDING 5

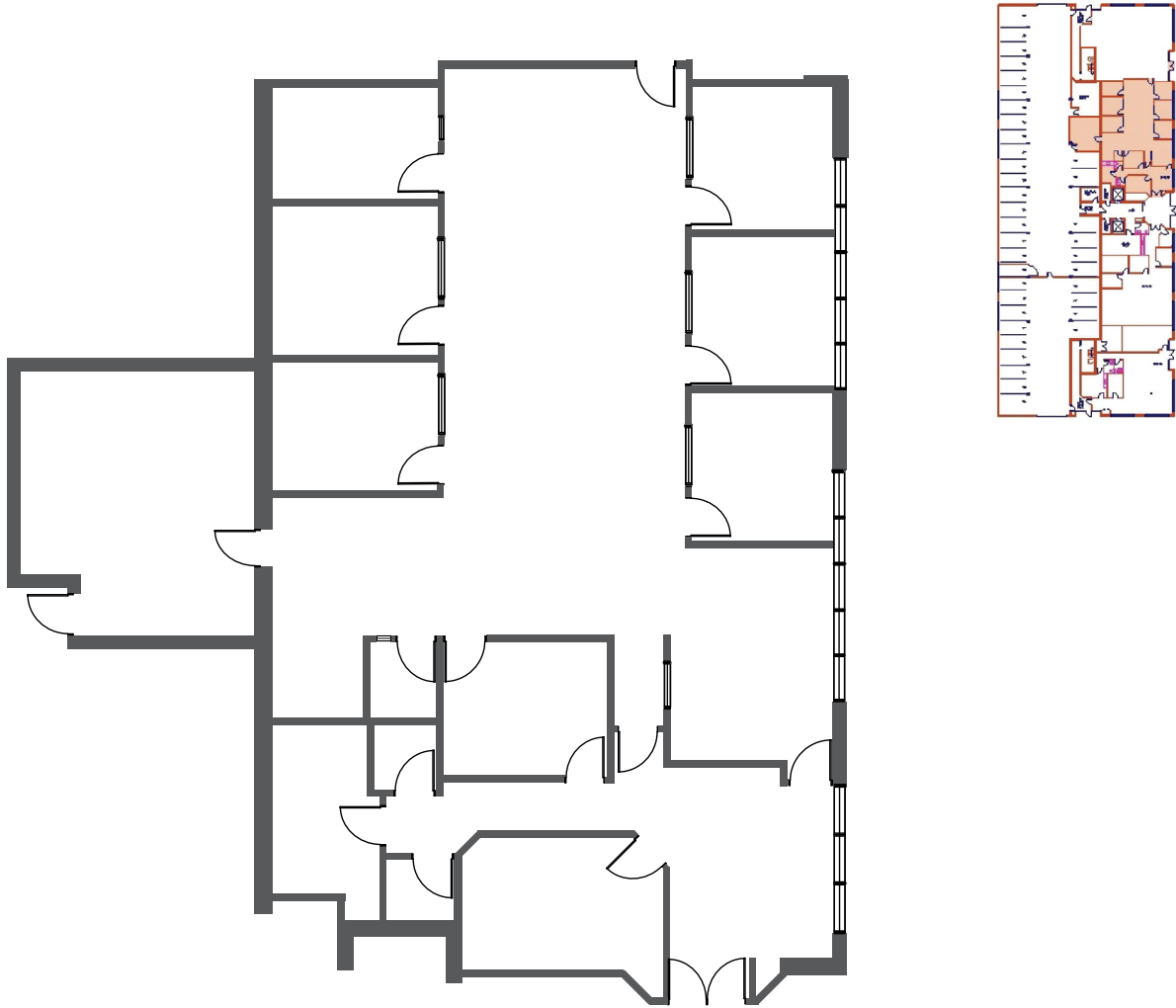
7485

132ND STREET

SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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102	3,909 sf	Immediately	\$17.40 psf	Improved with 8 offices and open area
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BUILDING 5

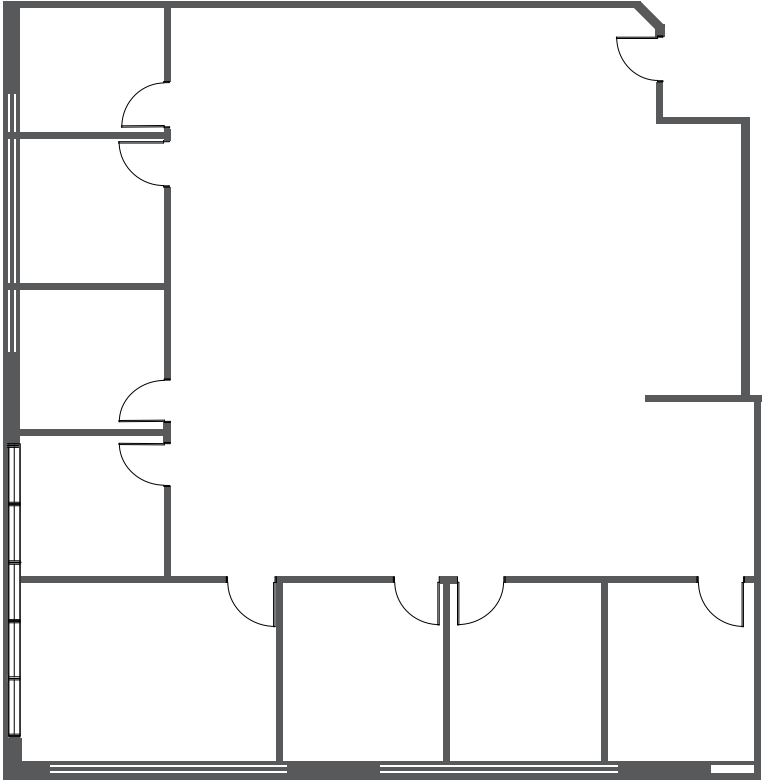
7485

132ND STREET

SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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202	3,012 sf	Immediately	\$17.40 psf	Improved with 8 offices
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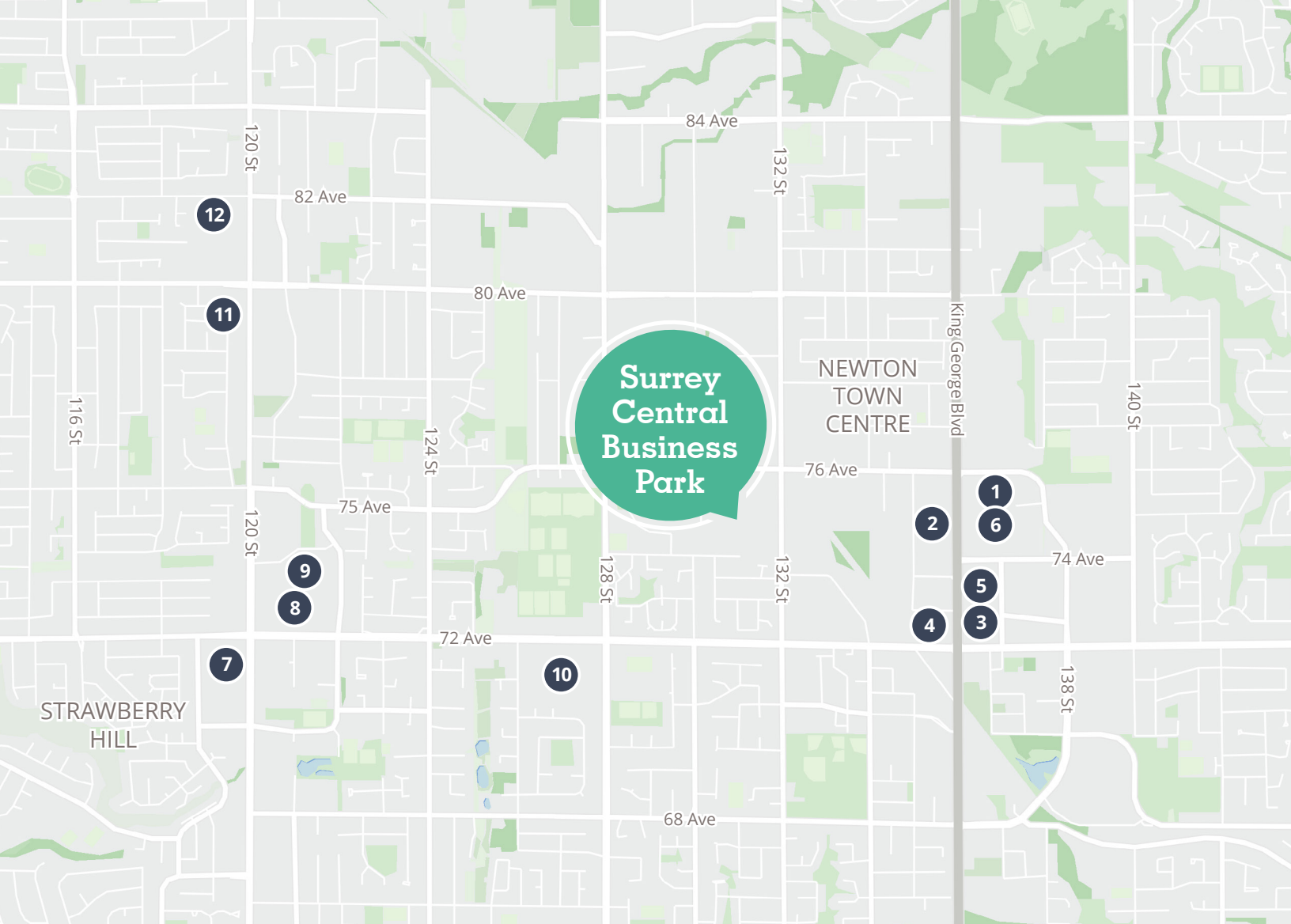




7495

7495

NOTICE OF PUBLIC HEARING
FOR THE
PROPOSED
REZONING
OF THE
PROPERTY
LOCATED AT
7495
ST. JAMES STREET
IN THE CITY OF
VANCOUVER
TO THE
COMMERCIAL
DISTRICT
FROM THE
RESIDENTIAL
DISTRICT
ON
MARCH 14, 2018
AT 10:00 AM
IN THE
CITY OF
VANCOUVER
COUNCIL CHAMBERS
3RD FLOOR
300 WATERLOO STREET
VANCOUVER, BC
V6B 5K1
FOR MORE INFORMATION
PLEASE VISIT
WWW.VANCOUVER.CA
OR CALL 604-320-7273



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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**AVISON
YOUNG**



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