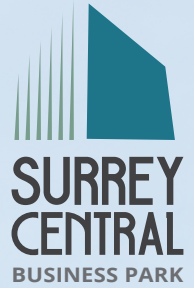


AVISON
YOUNG



For Lease

Surrey Central Business Park

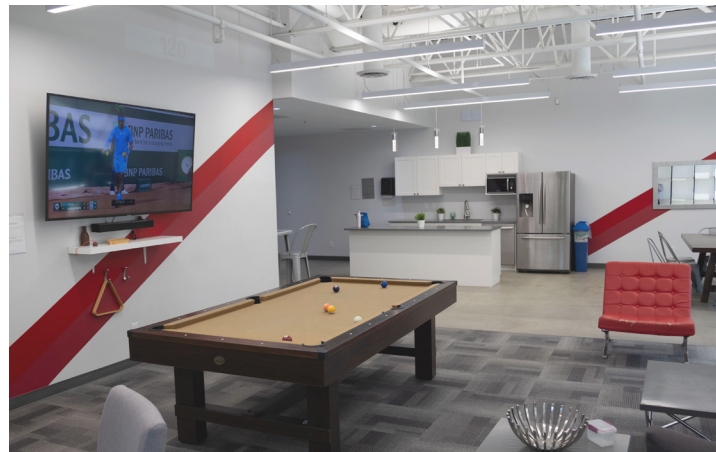
7445, 7455, 7565 & 7595 132 Street and 7485 130 Street, Surrey, BC



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Surrey Central Business Park



Building

Surrey Central Business Park is a premier five building suburban office park comprising 300,000 rentable square feet. Located at the intersection of 76th Avenue and 132nd Street in the Newton neighborhood of Surrey, the park offers convenient access to Strawberry Hill and Centre of Newton commercial areas.

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

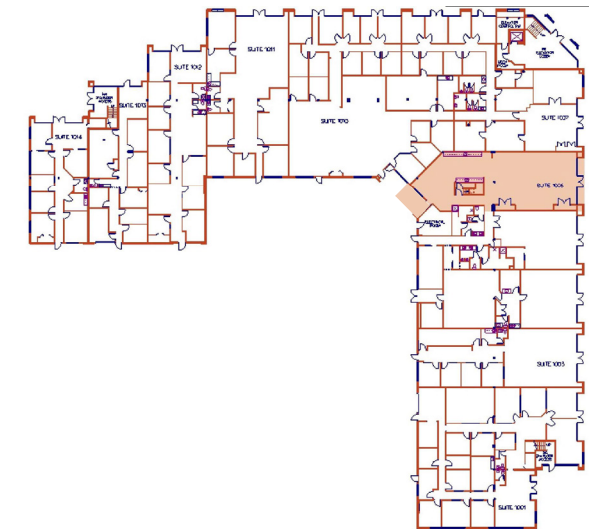
BUILDING 1

7445

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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1006	3,036 sf	Immediately	\$14.39 psf	Warm shell space with high ceilings
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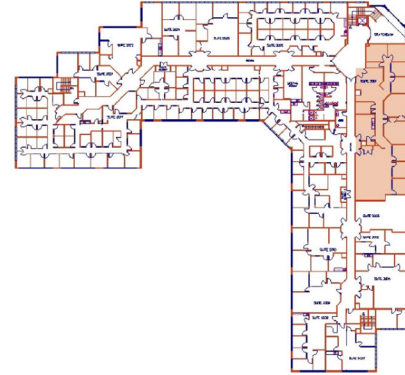
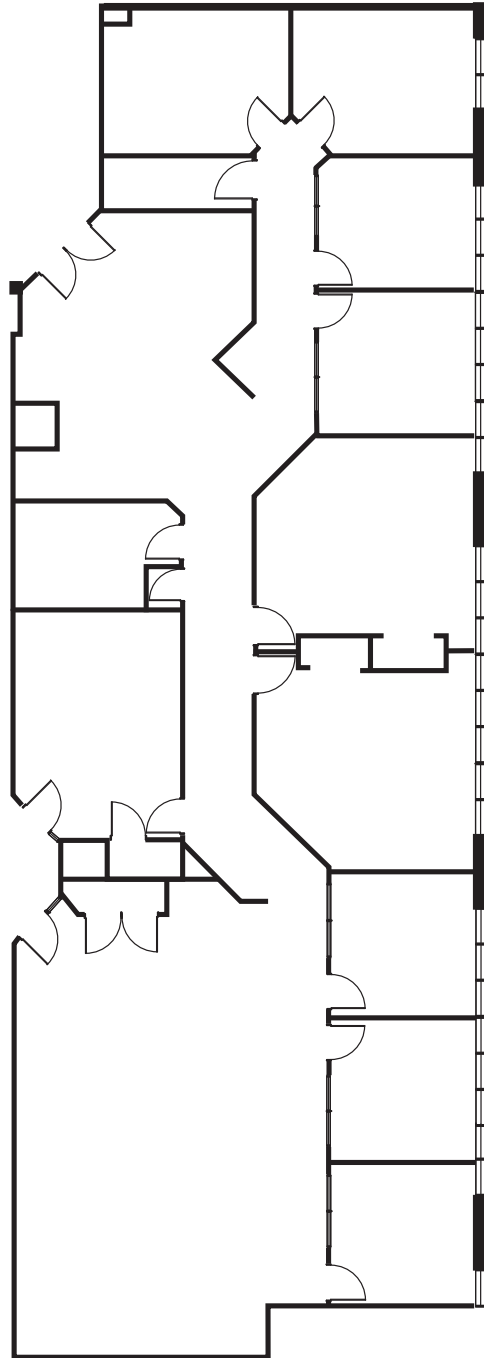
BUILDING 1

7445

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
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2001	4,715 sf	Immediately	\$17.72 psf	8 offices, 1 meeting room, kitchenette, large reception, open area
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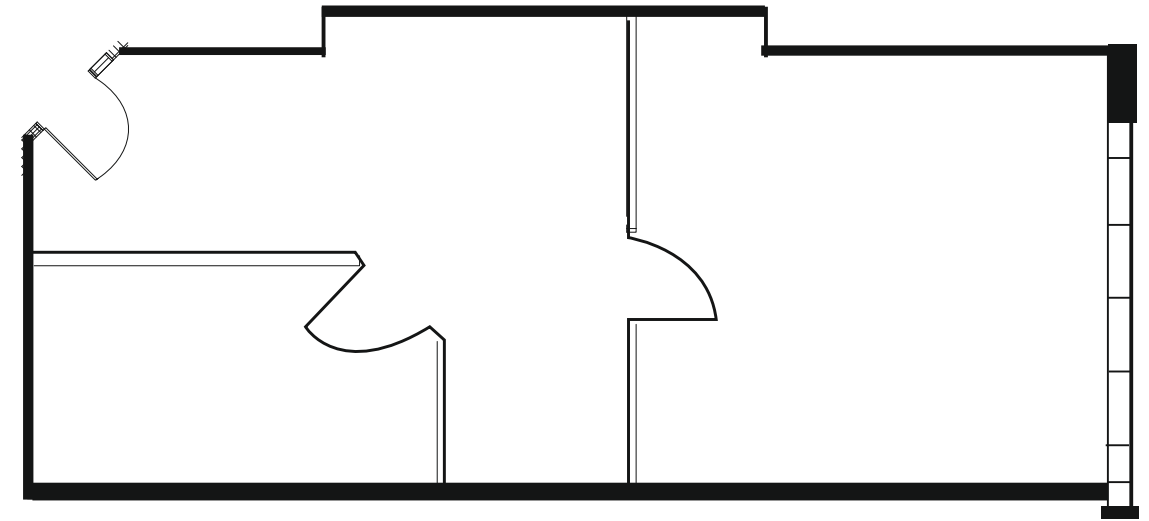
BUILDING 1

7445

132ND STREET
SURREY, BC

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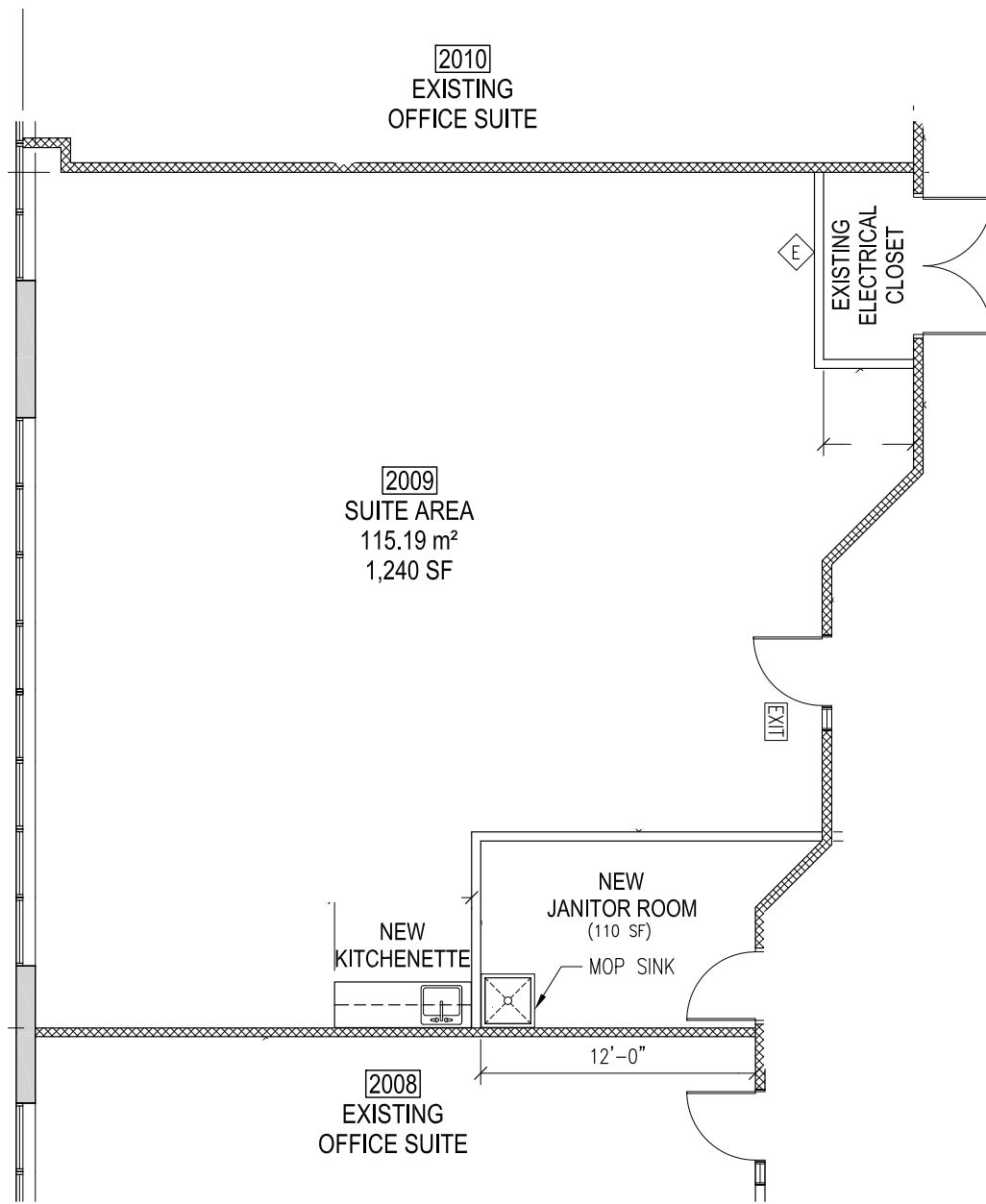


BUILDING 1

7445

132ND STREET
SURREY, BC

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

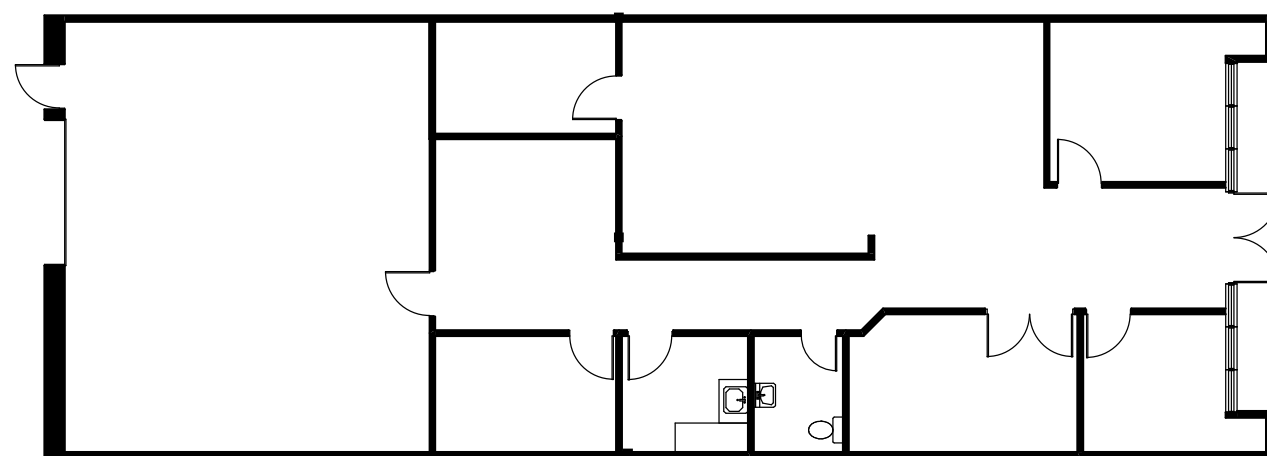
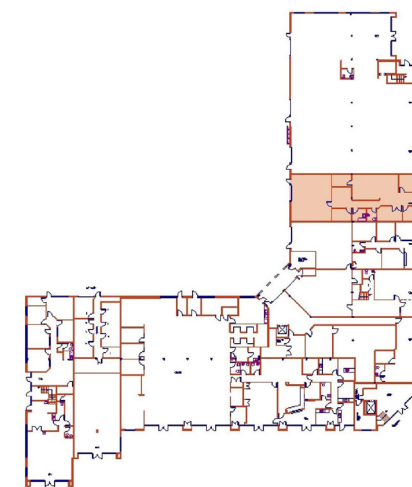


BUILDING 2

7495

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
1004	2,098 sf	Immediately	\$14.80 psf	

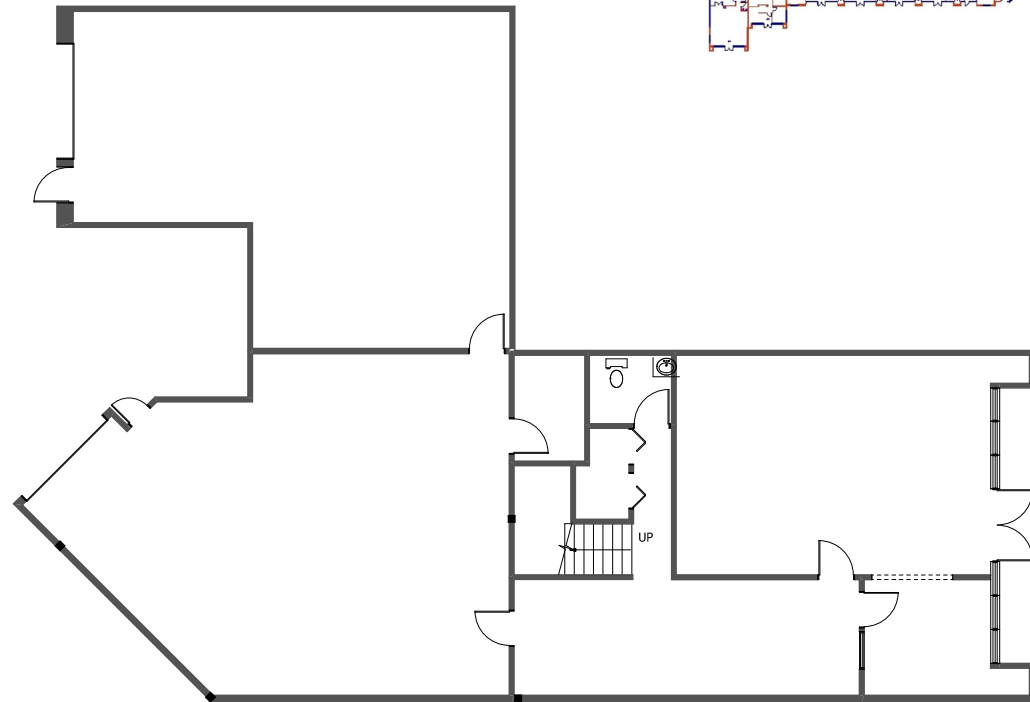
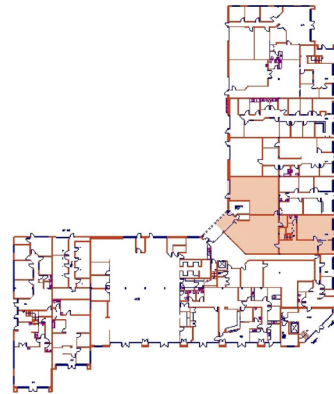


BUILDING 2

7495

132ND 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.

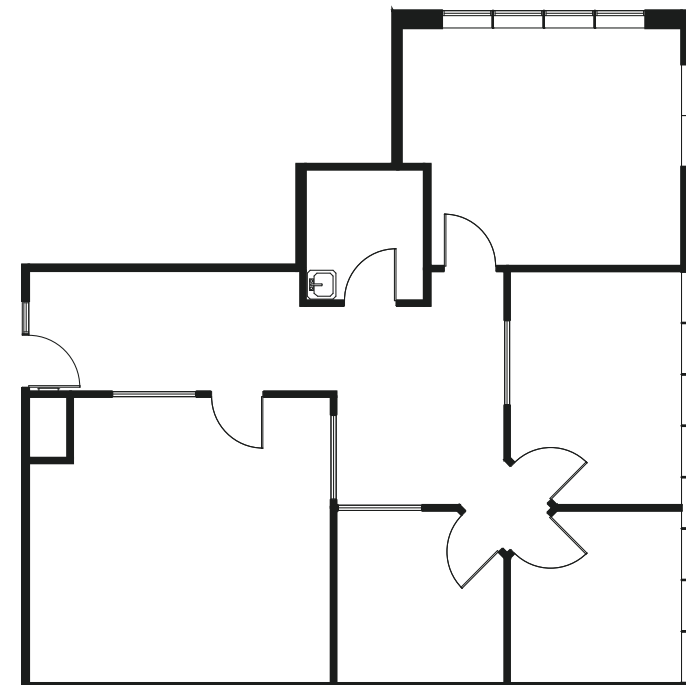
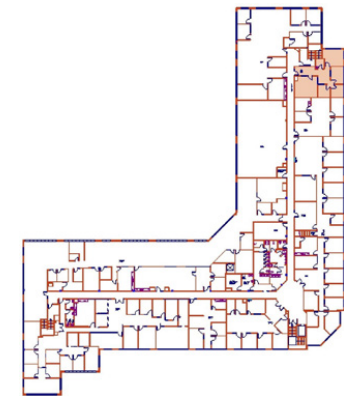


BUILDING 2

7495

132ND 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

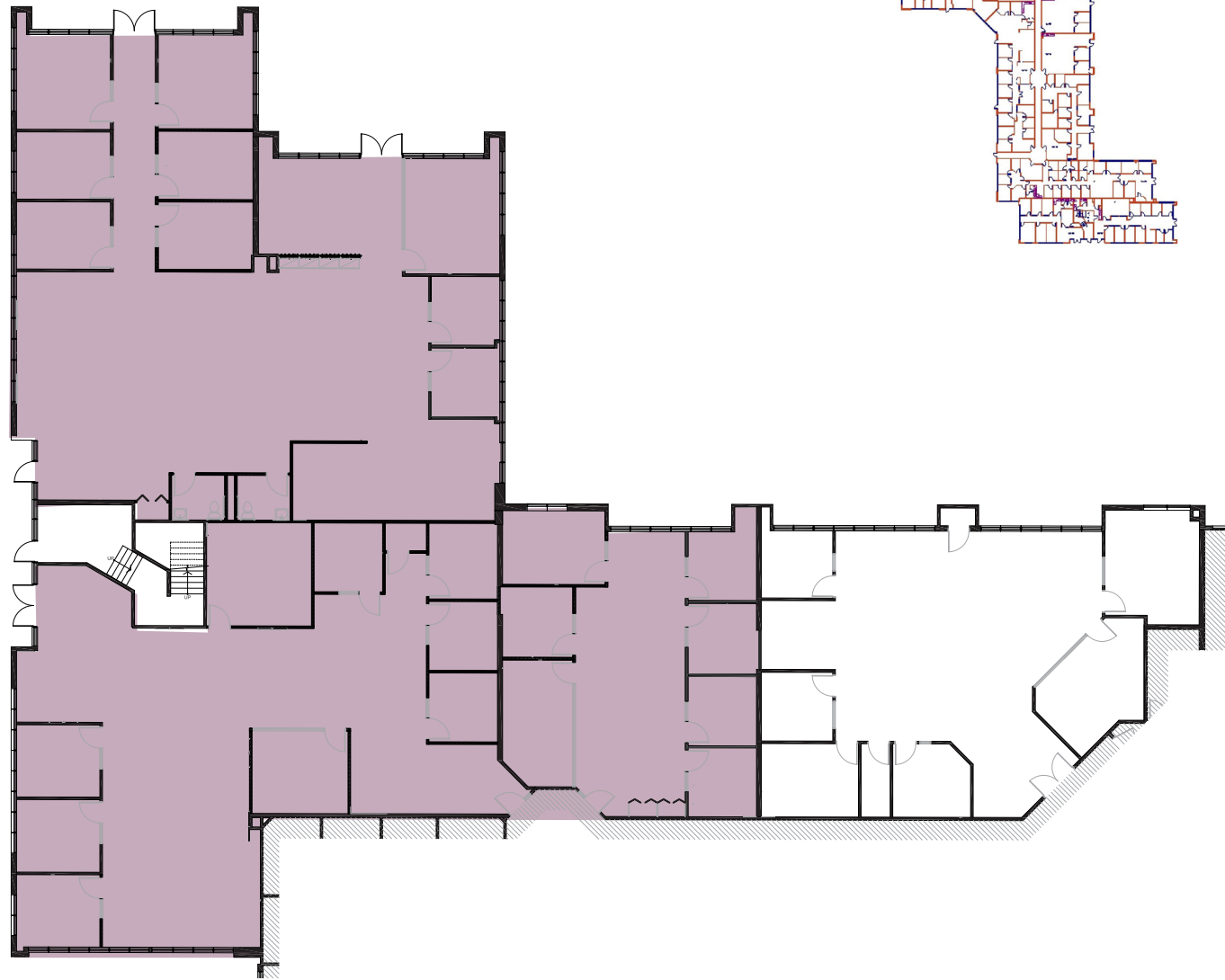
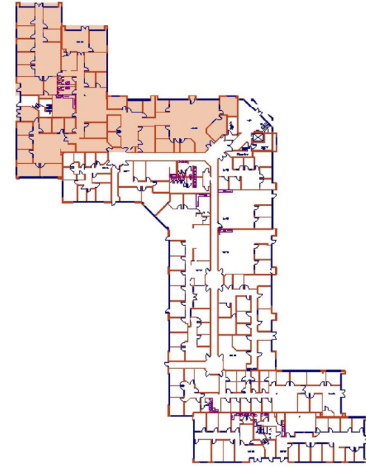


BUILDING 3

7565

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
120	11,367 sf	Immediately	\$17.32 psf	Can be demised into 3 separate units

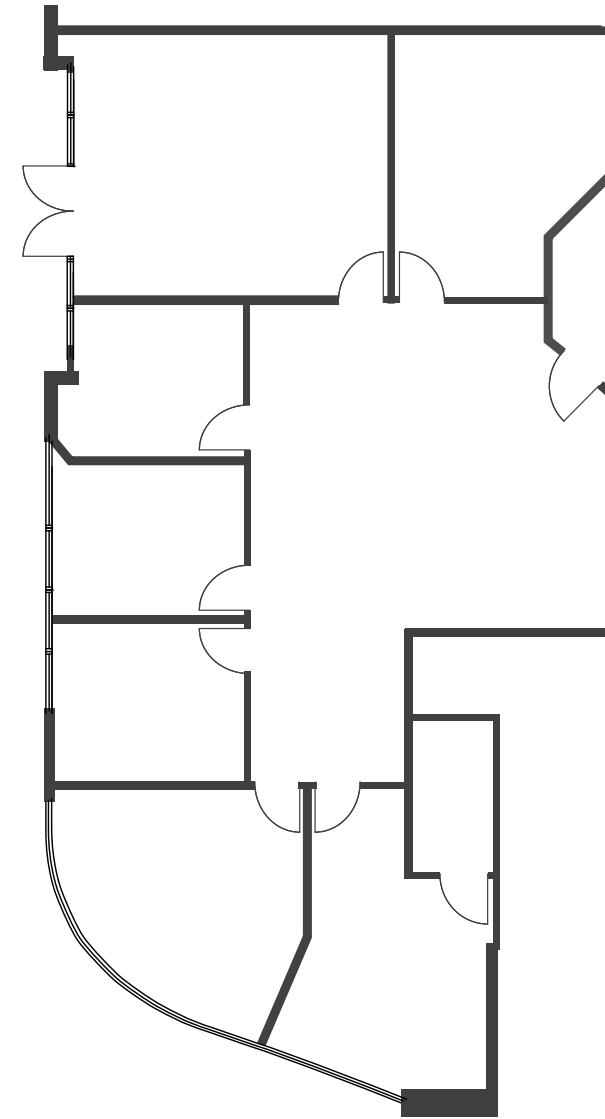


BUILDING 4

7455

132ND STREET
SURREY, BC

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

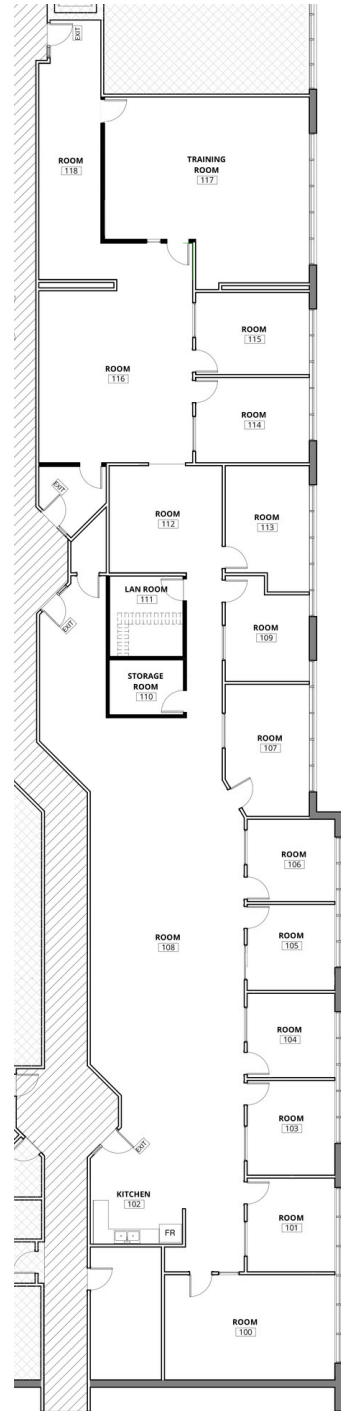


BUILDING 4

7455

132ND STREET
SURREY, BC

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



BUILDING 5

7485

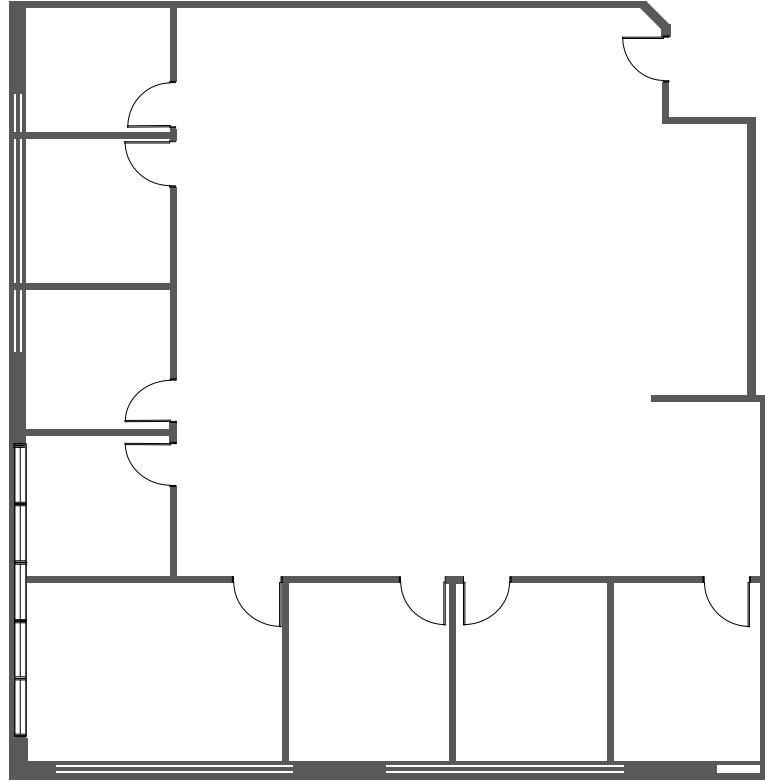
130TH STREET
SURREY, BC

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 | 130TH STREET
 SURREY, BC

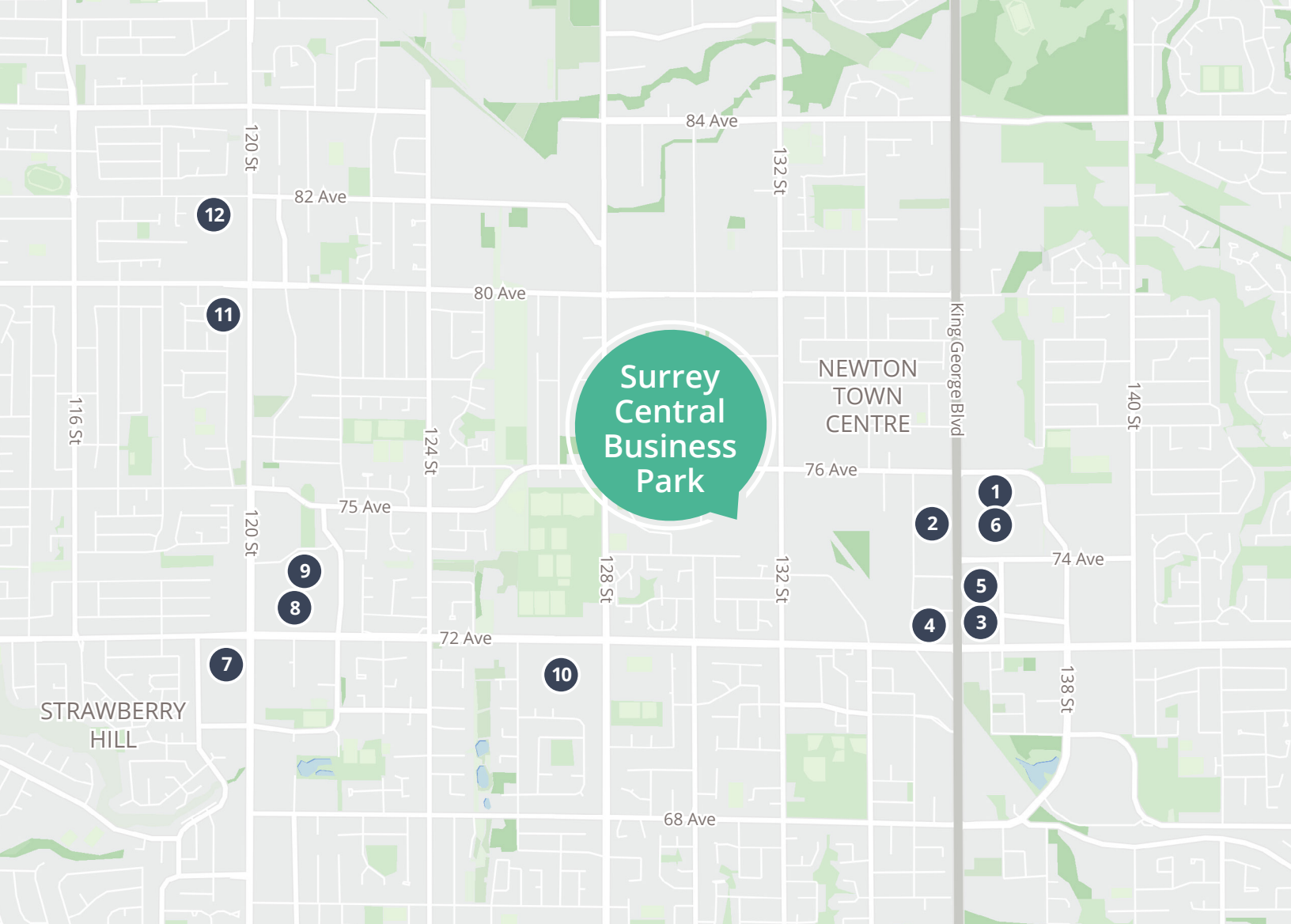
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
250	3,014 sf	Immediately	\$18.18 psf	Improved with 8 offices



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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