

**FOR LEASE**

**PROFESSIONAL OFFICE**



**JUST LISTED**

# 107 - 2430 KING GEORGE BLVD

SURREY, BC V4P 1H5

**\$21.00**

BASE RENT/SF/YR

**\$8.61**

ADD'L RENT/SF/YR

**1,718 SF**

TOTAL SF

**Now**

AVAILABLE

## PROPERTY HIGHLIGHTS

- Prominent ground-floor location with convenient client access
- Ideal reception and waiting area potential
- Excellent visibility within the business centre
- Suitable for customer-facing operations and collaborative workspaces
- Functional layout for offices, meeting rooms, and administrative staff
- Direct accessibility for employees and visitors

## OVERVIEW

1,718 SF ground-floor professional office space located within the Landmark Business Centre. This well-positioned unit offers convenient access for clients and staff, making it ideal for businesses seeking a customer-facing presence. The space is well suited for reception and waiting areas, collaborative workspaces, meeting rooms, and administrative offices. Its ground-floor location provides excellent accessibility and functionality for a wide range of professional, medical, and service-oriented users. Available immediately as part of a combined leasing opportunity with Unit 201.



**JEFF COPLAND**

PERSONAL REAL ESTATE CORPORATION

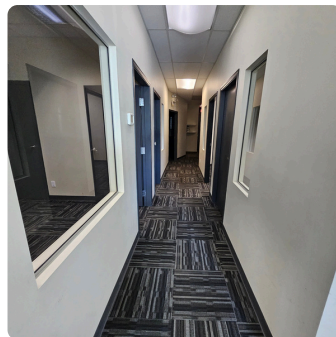
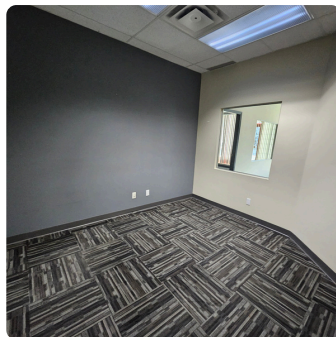
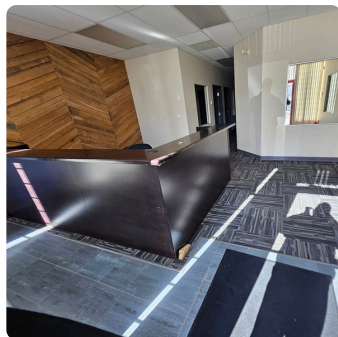
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# PROPERTY DETAILS & SPECIFICATIONS

2430 KING GEORGE BLVD, SURREY, BC V4P 1H5

**REMAX**  
ELEVATE



## BUILDING SPECIFICATIONS

|                     |                                |
|---------------------|--------------------------------|
| TOTAL SPACE:        | 1,718 SF                       |
| OFFICE / MEZZANINE: | 1,718 SF                       |
| YEAR BUILT:         | 1998                           |
| MLS@ :              | C8079730                       |
| BUILDING:           | LANDMARK<br>BUSINESS<br>CENTRE |

## FINANCIAL SUMMARY

|                           |                      |
|---------------------------|----------------------|
| BASE RENT (ANNUAL)        | \$36,078.00 SF       |
| BASE RENT (MONTHLY)       | \$3,006.50 SF        |
| ADDITIONAL RENT (CAM/TAX) | \$8.61 PSF           |
| ADD'L RENT (MONTHLY)      | \$1,232.67           |
| LEASE TYPE                | NET LEASE            |
| AVAILABILITY              | IMMEDIATE            |
| COMMISSION                | 1 MONTH BASE<br>RENT |

## ZONING & PERMITTED USES

|           |                |
|-----------|----------------|
| ZONING    | CHI            |
| USE CLASS | OFFICE, RETAIL |

## IDEAL TENANT USES

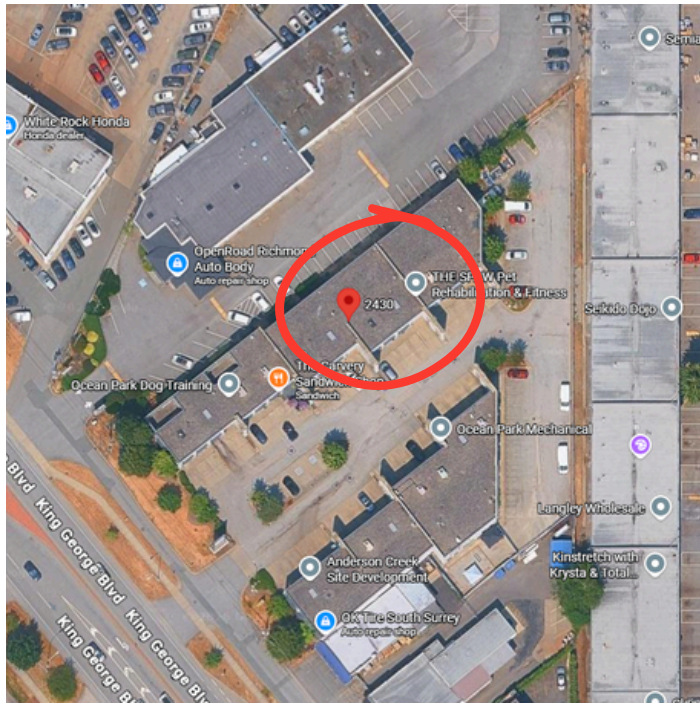
- PROFESSIONAL OFFICE
- MEDICAL OFFICE
- ACCOUNTING FIRM
- RETAIL SHOWROOM
- FINANCIAL SERVICES
- ADMINISTRATIVE OFFICES
- SERVICE COMMERCIAL BUSINESSES
- CONSULTING FIRM

# LOCATION, SITE & AREA OVERVIEW

2430 KING GEORGE BLVD, SURREY, BC V4P 1H5



## ■ PROPERTY MAP



## ■ UNIT LAYOUT / FLOOR PLAN



## ■ LOCATION HIGHLIGHTS



### ACCESSIBILITY & EXPOSURE

- PROMINENT GROUND-FLOOR EXPOSURE WITHIN THE BUSINESS CENTRE
- EASY CLIENT AND STAFF ACCESS WITH NO ELEVATOR DEPENDENCY



### BUSINESS SUITABILITY

- STRONG SUITABILITY FOR RECEPTION-DRIVEN OR CUSTOMER-FACING BUSINESSES
- FLEXIBLE LAYOUT POTENTIAL FOR OFFICES, MEETING ROOMS, AND COLLABORATIVE AREAS



### LOCATION & AVAILABILITY

- POSITIONED IN A WELL-ESTABLISHED COMMERCIAL CORRIDOR IN SOUTH SURREY
- AVAILABLE FOR IMMEDIATE OCCUPANCY, SUPPORTING QUICK BUSINESS SETUP

## AREA OVERVIEW — SOUTH SURREY / KING GEORGE CORRIDOR

SURREY — PRIME SOUTH SURREY COMMERCIAL SPACE LOCATED IN ONE OF THE AREA'S MOST SOUGHT-AFTER BUSINESS CORRIDORS ALONG KING GEORGE BOULEVARD. THIS CHI (HIGHWAY COMMERCIAL INDUSTRIAL) ZONED PROPERTY OFFERS A VERSATILE SETUP CURRENTLY IMPROVED AS PROFESSIONAL OFFICE SPACE, SUITABLE FOR A WIDE RANGE OF OFFICE, RETAIL, SERVICE COMMERCIAL, AND BUSINESS USES. THE LOCATION PROVIDES EXCELLENT EXPOSURE, STRONG SIGNAGE OPPORTUNITIES, EASY ACCESS, AND AMPLE ON-SITE PARKING, ALL WITHIN A HIGH-DEMAND CORRIDOR SURROUNDED BY ESTABLISHED BUSINESSES, RESIDENTIAL NEIGHBORHOODS, AND MAJOR RETAIL AMENITIES, MAKING IT AN IDEAL OPTION FOR OWNER-USERS OR GROWING BUSINESSES SEEKING A PREMIUM SOUTH SURREY LOCATION.

# CONTACT FOR A PRIVATE SHOWING

AVAILABLE IMMEDIATELY · FLEXIBLE LEASE TERMS · MOVE-IN READY



## JEFF COPLAND

PERSONAL REAL ESTATE CORPORATION  
RE/MAX COMMERCIAL · RE/MAX ELEVATE REALTY

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FRASERVALLEYCOMMERCIAL.CA

## SCHEDULE A PRIVATE TOUR

CALL OR EMAIL JEFF  
DIRECTLY TO ARRANGE A  
VIEWING AT YOUR  
CONVENIENCE

### LEASE SUMMARY

|                 |   |
|-----------------|---|
| ADDRESS         | <b>UNIT 107 – 2430 KING GEORGE BLVD,<br/>SURREY, BC V4P 1H5</b> |
| BUILDING        | <b>LANDMARK BUSINESS CENTRE</b>                                 |
| TOTAL SPACE     | <b>1,718 SF</b>   |
| ZONING          | <b>CHI (HIGHWAY COMMERCIAL<br/>INDUSTRIAL)</b>                  |
| BASE RENT       | <b>\$21.00/SF/YR (\$3,006/MO)</b>                               |
| ADDITIONAL RENT | <b>\$8.61/SF/YR (\$1,232.67/MO)</b>                             |
| MLS®            | <b>C8079730</b>   |

**778-839-4530**  
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### CONFIDENTIALITY & PROFESSIONAL SERVICE

All inquiries handled with discretion. Jeff Copland brings deep expertise in commercial leasing throughout the Fraser Valley, White Rock, and South Surrey markets.

- Commercial Real Estate Services — Retail, Office & Industrial
- Business Sales & Acquisitions — Confidential Brokerage
- Commercial Property Management — Plazas, Office, Mixed-Use

