

SCHREDER

BROTHERS
REAL ESTATE GROUP

FOR LEASE

102 - 10706 King George Boulevard
Surrey, BC

Ground Floor Office Unit

- » Fully Finished Office Space
- » Steps from Public Transit
- » High-Traffic Location
- » Quick Possession Available

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 1,073 ft²

BASIC RENT

\$25.00/ ft² / per annum

ADDITIONAL RENT

\$14.80 / ft² / per annum

EST. GROSS RENT

\$3,558.79 / month + GST

ZONING

C-8 (Community Commercial Zone)

Intended to accommodate and regulate the development of community shopping centers and office uses.

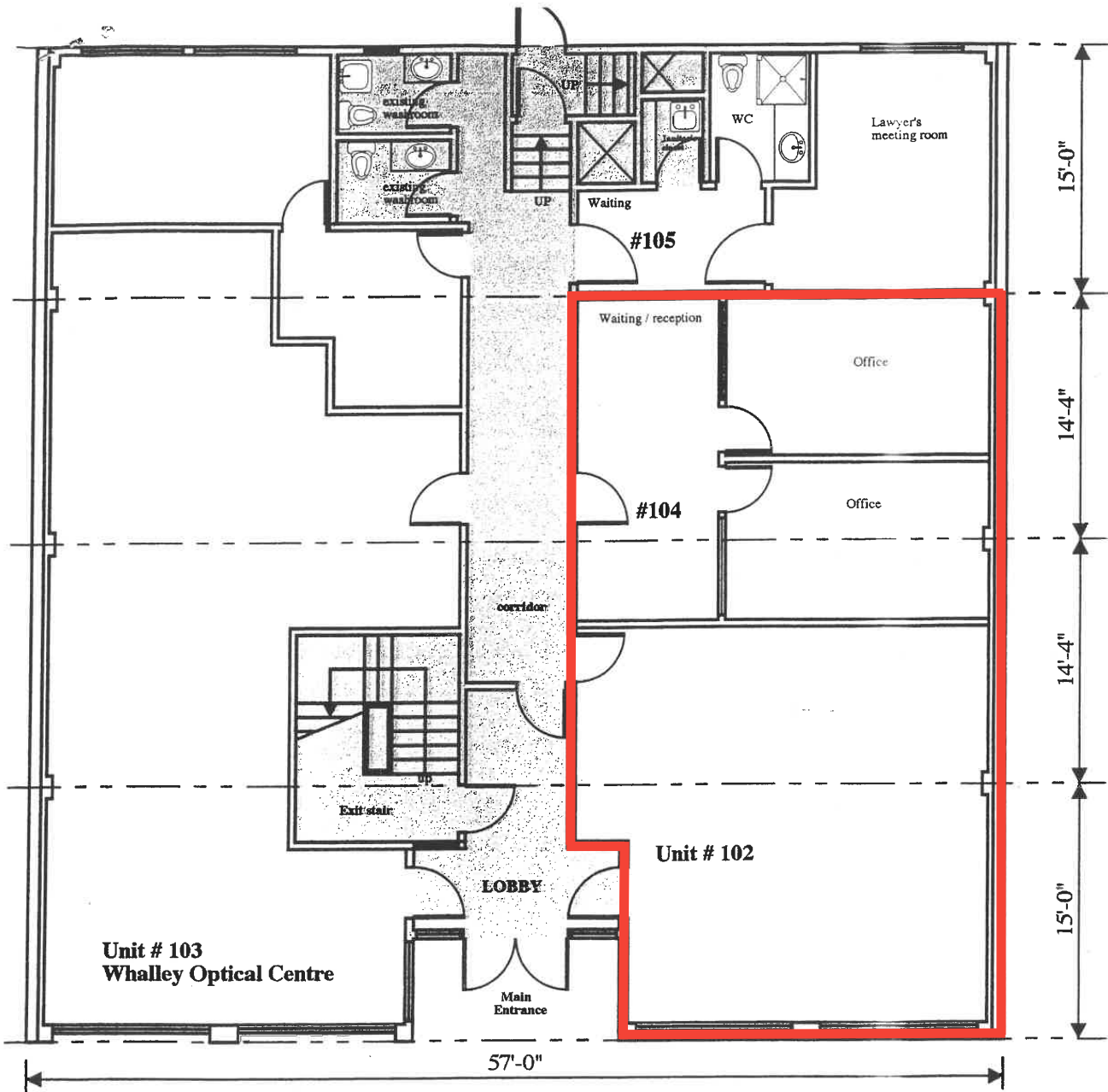


102 – 10706 King George Boulevard
(Surrey, BC)

Centrally located just a short walk from the Gateway Skytrain Station this 1,073 square foot ground floor office features high-visibility frontage on King George Boulevard. The interior is fully improved and showcases modern finishes and lots of natural light, providing a welcoming and professional environment. The efficient layout is designed for productivity, featuring a spacious open area suitable for collaborative workstations or a reception lobby, complemented by two private offices and a convenient kitchenette for your team.

C-8 (Community Commercial) zoning allows a wide-range of office uses. Please note that this property is not suitable for childcare, restaurant, or high-traffic retail uses.

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FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

SURREY	0 MINS
NEW WEST	10 MINS
BURNABY	21 MINS
DELTA	25 MINS
LANGLEY	31 MINS
RICHMOND	40 MINS
VANCOUVER	45 MINS

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MAGNUS HEANEY
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