FOR SALE

CITY CENTRE 2

SUITE 305
9639 137A STREET
SURREY, BC

MAX ZESSEL
Personal Real Estate Corporation
Senior Vice President
604 640 5824
max.zessel@cushwake.com

ROGER LEGGATT
Personal Real Estate Corporation
Executive Vice President
604 640 5882
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CUSHMAN & WAKEFIELD

OPPORTUNITY

Part of the City Centre Professional Building development by Lark Group. Located in the thriving Health & Technology District of Surrey, this prime location is a short 6-minute walk from the King George SkyTrain Station, making it easily accessible from anywhere in the lower mainland. City Centre 2 is located across the street from the Surrey Memorial Hospital, one of Canada's busiest hospitals.

The unit is fully improved for a medical clinic which totals 1,891 sf. The unit is perfect for a medical based owner occupier, or an investor looking for tenant options with one of a kind corner strata office space.

UNIT FEATURES

1,891 SF FULLY IMPROVED FOR A MEDICAL CLINIC

6 EXAM ROOMS

2 CONSULTING ROOMS

RECEPTION WITH SEATING AREA

HIGH QUALITY FIXTURES

CORNER UNIT

DATA/STORAGE ROOM

STAFF ROOM WITH KITCHEN

IN-SUITE WASHROOM

SALIENT DETAILS

LISTING PRICE
$1,875,000

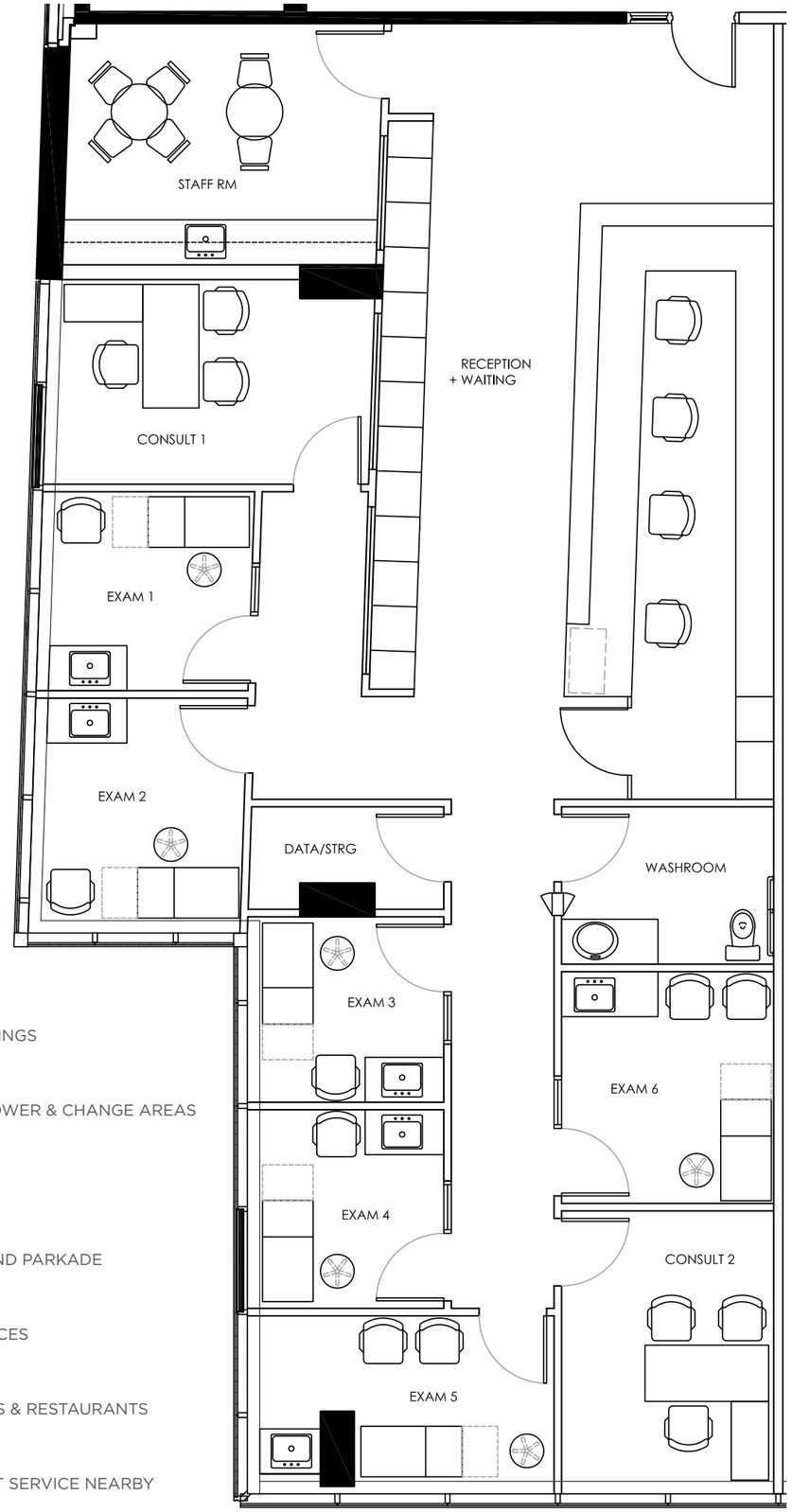
PROPERTY TAXES
$15,120.75 (2023)

PARKING
3 DEDICATED PARKING STALLS INCLUDED IN THE SALE PRICE

STRATA FEES
$830.84 / MONTH (Inluding GST)

BUILDING AMENITIES

- AAA COMMON AREA FINISHINGS
- FITNESS FACILITY WITH SHOWER & CHANGE AREAS
- SECURE BICYCLE STORAGE
- MULTI-FLOOR UNDERGROUND PARKADE
- COMMON OUTDOOR TERRACES
- NUMEROUS RETAIL OUTLETS & RESTAURANTS
- EXCELLENT PUBLIC TRANSIT SERVICE NEARBY



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6 MINUTES TO KING GEORGE SKYTRAIN STATION

ADJACENT TO SURREY MEMORIAL HOSPITAL IN THE HEALTH & TECHNOLOGY DISTRICT

EXCELLENT TRANSIT
80% TRANSIT SCORE

VERY BIKEABLE
70% BIKE SCORE

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