
9656 KING GEORGE BOULEVARD
SURREY, BC

 CUSHMAN &
WAKEFIELD

COMMA KING GEORGE

SOLE REMAINING RETAIL UNIT
FOR LEASE



Photo taken on
October 26, 2023

KING GEORGE BOULEVARD

Comma King George

THE PROJECT

Comma King George is situated in the Health and Technology District, located to the south of Surrey City Central. This development incorporates the restoration of the North Surrey Medical Building (1969), recently designated as a heritage site due to its exemplary mid-century modern architecture.

An interconnected three-story atrium links the new commercial establishments along King George Boulevard, fostering a lively atmosphere. Comma King George includes 392 rental units and features mixed-use residential and office/retail spaces. The addition of new homes with accompanying yards serves as a picturesque counterpoint to the commercial and public park areas.

TIMING

Building Occupancy estimated Q2 2025

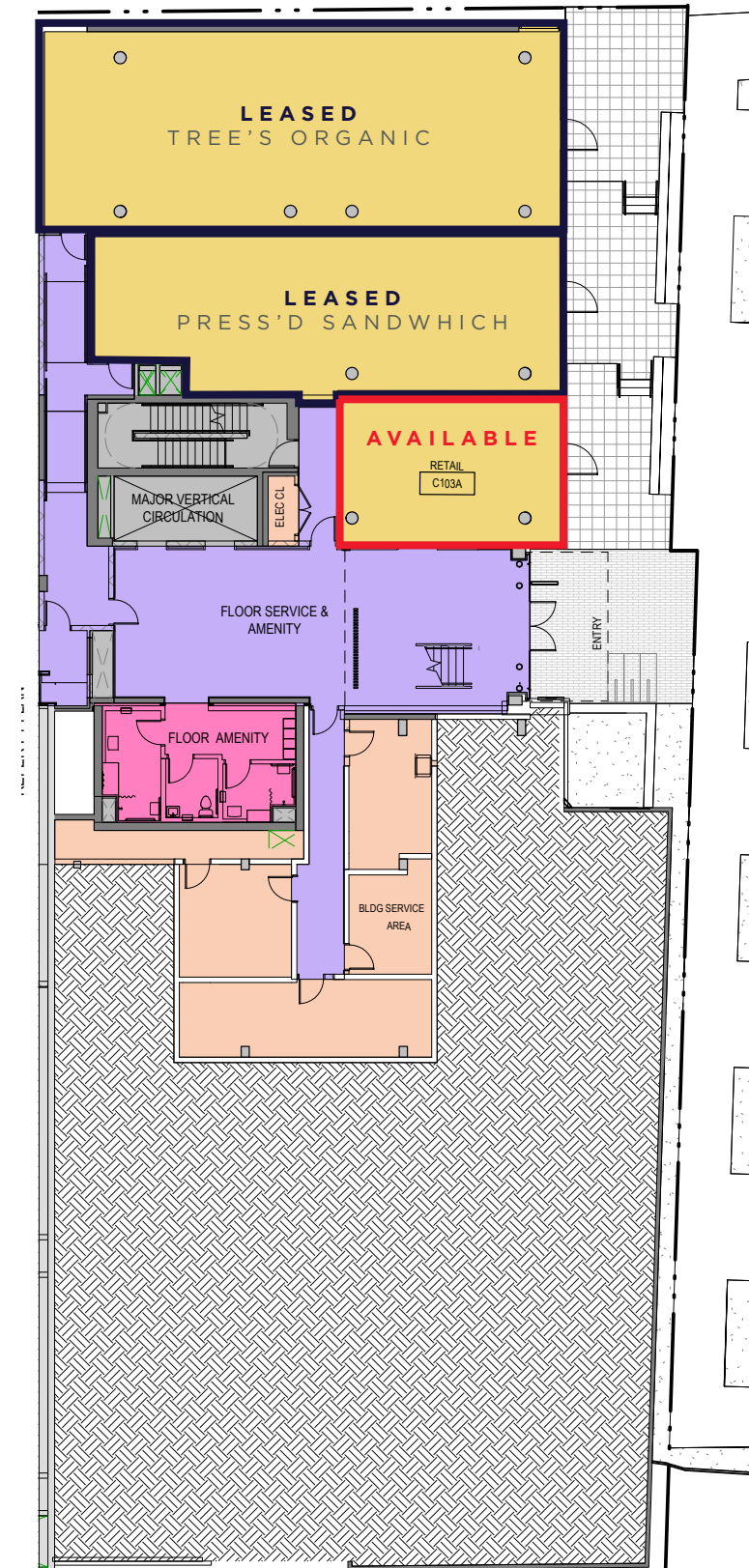
PROJECT DETAILS

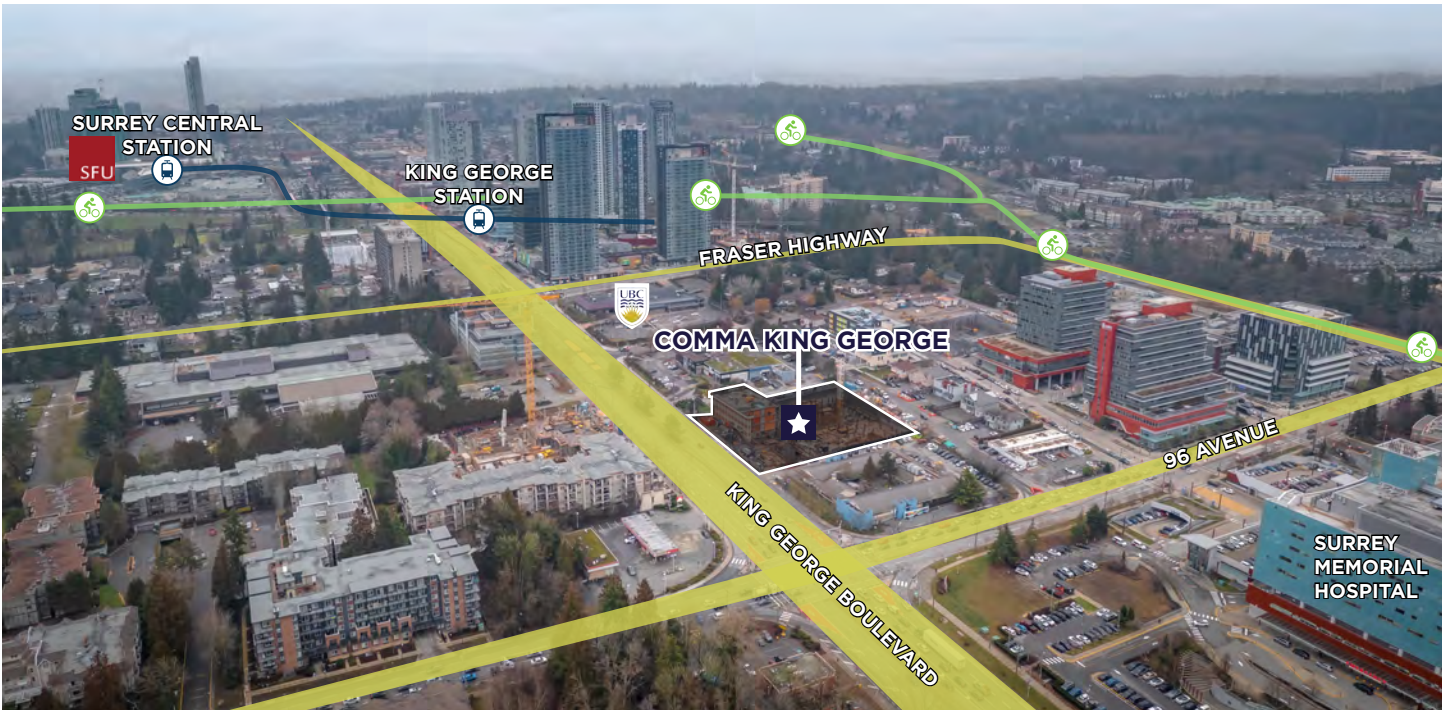
- **Address:** 9656 King George Boulevard
- **Municipality:** City of Surrey
- **Project Name:** Comma King George
- **Total Rentable Available Unit:** Retail units available (3,711 SF)
- **Available Unit:** Unit 103A - 582 SF
- **Parking:** 66 Stalls available at market rates
- **Net Rent:** Contact Listing Agents
- **Additional Rent:** Estimated at \$18.00 per SF

OFFICE UNITS FOR LEASE (FLOOR PLAN)

Level 1 | ±3,711 SF

FLOORS 2, 3, 4 - FULLY LEASED
to Willowbrae Daycare







LOCATION


Surrey is buzzing with vitality and undergoing rapid expansion. Comma King George enjoys a prime location, situated directly opposite Surrey Memorial Hospital – one of Canada’s busiest medical facilities – and adjacent to the newest UBC campus. Additionally, it is surrounded by a variety of amenities, including numerous hospitality and retail outlets. Surrey Memorial Hospital is a renowned healthcare institution, offering a comprehensive range of medical specialties such as emergency care, surgery, maternity services, cancer care, and more. Its exceptional medical services, modern facilities, and positive impact on community health and wellness are widely recognized.


The project’s highly accessible and central location is just minutes away from the King George Hub SkyTrain Station and the Fraser Highway King George intersection, providing convenient access to multiple transit options.

Downtown Surrey is experiencing rapid population growth and is set to absorb significant increases in both population and job opportunities in the coming decades. The plan includes the addition of 43,000 housing units and 49,000 jobs by 2041. This transformation is turning the area into a vibrant, walkable, and transit-oriented community.

 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

For more information, contact:

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