

**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 ft<sup>2</sup>

### BASIC RENT

\$25.00/ ft<sup>2</sup> / per annum

### ADDITIONAL RENT

\$14.24 / ft<sup>2</sup> / per annum

### EST. GROSS RENT

\$3,508.71 / month + GST

## ZONING

### C-8 (Community Commercial Zone)

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

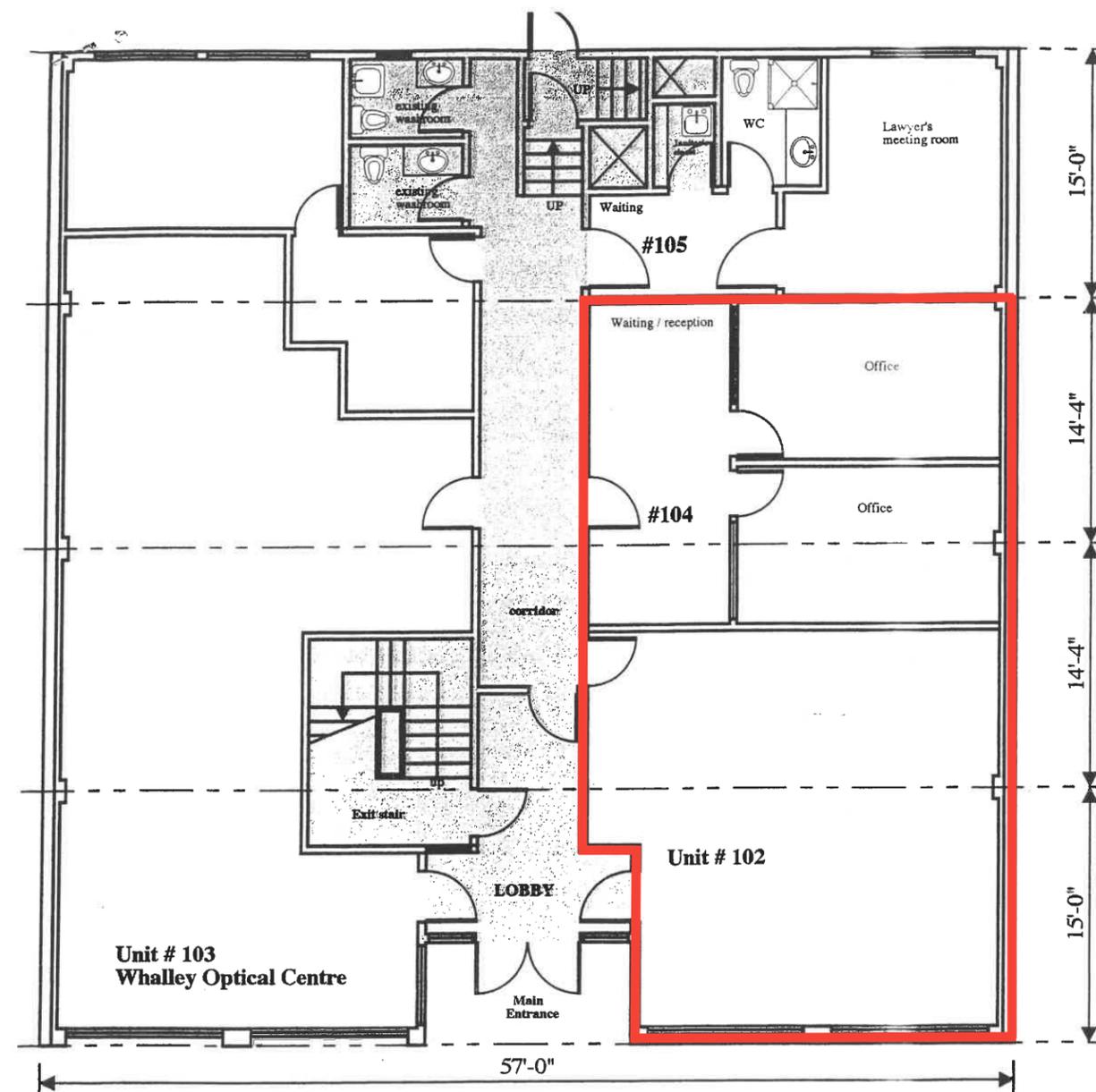


## 102 - 10706 King George Boulevard (Surrey, BC)

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

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

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