

**FOR Lease**

**Brand New Retail Space**

104-9686 137 St, Surrey

**Basic Rent:  
\$8677.5/Mth**



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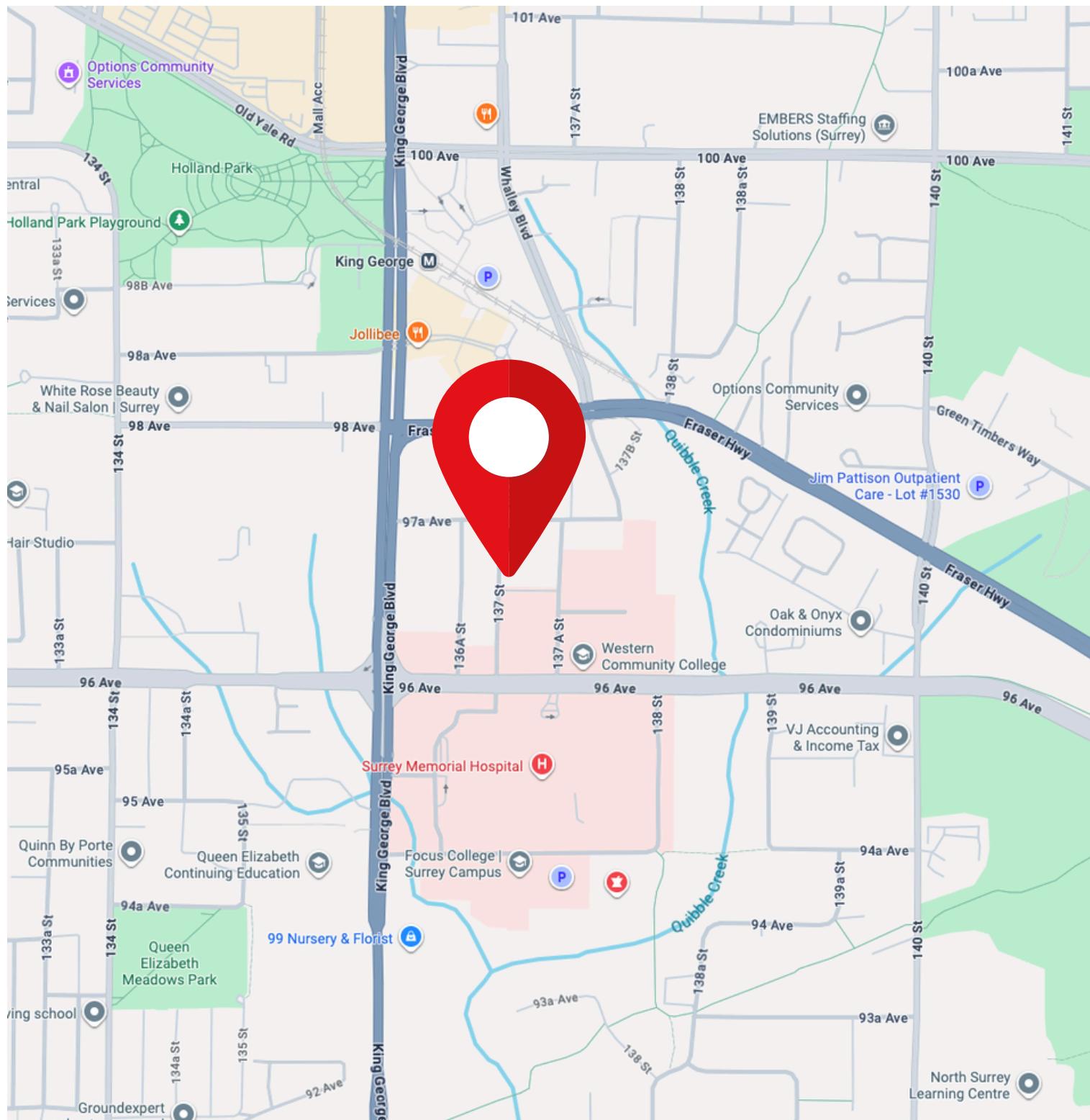
# Property Information

<b>Address</b>	104-9686 137 St
<b>Location</b>	Surrey
<b>Transac. Type</b>	Lease
<b>Building Type</b>	Retail
<b>Building Year</b>	2023

# Lease Information

<b>Subject Space</b>	2314 sqft
<b>Basic Rent p.a./SF</b>	\$45.00
<b>Est. Add'l Rent / SF</b>	\$17.76
<b>Basic Rent</b>	\$8677.5+GST
<b>Gross Rent</b>	\$12707.331 (Include GST+ Propety Tax+Management Fee)
<b>Lease Term</b>	5+5 New lease available

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**City Centre 4 AAA Retail Space for Lease!**  
City Centre 4 is the latest and largest phase of Surrey City Centre's Health & Technology District, offering modern AAA office space in a rapidly growing, high-profile hub. Home to researchers, start-ups, and multinational companies specializing in digital health, wellness, technology, and clinical services, this district fosters innovation and collaboration.

This 2,134 SF retail unit is restaurant-allowed and comes with a pre-installed vent pipe, making it ideal for food and beverage operations. It is immediately adjacent to Surrey Memorial Hospital, next to the newest UBC and Simon Fraser University campuses, and surrounded by a wide range of retail, dining, and hospitality amenities.

Its central location provides excellent accessibility, just minutes from King George Hub SkyTrain Station and the Fraser Highway-King George intersection, with multiple transit options nearby.

Please contact the listing agent for more information today!

# Property Photos



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